



Total area: approx. 190.1 sq. metres (2046.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



## Charterhouse Road | Orpington | BR6

£865,000

- Over 2,000 square feet
- 4 double bedrooms
- 3 bath/shower rooms
- Ample reception space
- Utility room
- Attractive, south-facing rear garden
- Driveway & garage
- Most coveted and convenient location





£865,000



Kenton are delighted to present this substantial and attractive mock-tudor style 4 double bedroom, 3 bath/shower room semi-detached house, situated in one of south Orpington's most coveted and convenient roads. Originally built in circa the 1930's, subsequently the property has been extended both to the rear and also loft-converted to resultantly comprise over 2,000 square feet of accommodation. Internally, to the ground floor, you will find ample reception space in the format of; two ample-sized separate living and dining rooms (both of which incidentally feature attractive fireplaces), a conservatory overlooking the rear garden as well as a kitchen/breakfast room, which is both contemporary and neutrally-presented. A modern shower room (with W.C) and an ever-desired utility room also feature to the ground floor accommodation and furthermore, an integral garage can also be accessed via a wide entrance hall. The first floor features three double bedrooms (two of which feature fitted/built-in storage space) in addition to a family bathroom. Deriving from the aforementioned loft-conversion, the second floor features a further large double bedroom as well as an incredibly-spacious and modern shower room. Externally, there is an attractive rear garden which measures approximately 80ft in length, boasts a southerly orientation and features both patio and traditional lawn areas as well as being well-stocked with mature trees and shrubs. To the front, there is a further garden area as well as a driveway providing off-street parking for three vehicles (with, incidentally, the garage also accessible from the front). Charterhouse Road is, as referenced, one of the most desired and convenient roads in south Orpington, with an extensive range of; transport links, general amenities and popular schools within close proximity. Namely, Orpington Station is a circa 15 minute walk away and provides direct and frequent services into Central London. Orpington High Street is also a mere short walk away and features an array of; restaurants, bars, leisure facilities (including an ODEON cinema complex) as well as handy shops. Furthermore, some of Orpington's most reputable schools are also nearby, including the well-renowned St. Olaves and Newstead Wood Grammar Schools.



## Charterhouse Road, Orpington, BR6



### Porch

7'2" x 2'4" (2.18m x 0.70m)

Double glazed leaded light door and window to front, original wooden front door leading to:

### Entrance Hall

16'2" x 6'5" (4.94m x 1.95m)

Staircase to first floor with cupboards under, door to integral garage, radiator, laminate flooring.

### Living Room

12'12" x 12'11" (3.96m x 3.94m)

Double glazed leaded light window to front, coved ceiling, feature fireplace with wooden surround, radiator, wooden flooring.

### Dining Room

13'11" x 12'2" (4.24m x 3.71m)

Double glazed windows to conservatory, double glazed doors to conservatory, coved ceiling, feature fireplace with surround, radiator, laminate flooring.

### Conservatory

17'8" x 9'8" (5.39m x 2.95m)

Double glazed windows to rear garden, double glazed doors to rear garden, radiator, laminated flooring.

### Kitchen/Breakfast Room

25'2" maximum x 15'2" maximum (7.67m maximum x 4.62m maximum)

Double glazed leaded light window to rear garden, double glazed doors to rear garden, double glazed frosted door to conservatory, coved ceiling, extensive range of matching wall and base units and cupboards and drawers, extensive work surfaces with splashback tiling, central island/breakfasting bar, stainless steel sink unit with swan-neck mixer tap, integrated oven and grill, integrated hob with extractor hood over, space for under-the-counter fridge, space for under-the-counter freezer, plumbing for washing machine, plumbing for dishwasher, laminate flooring.

### Utility Room

11'0" maximum x 6'4" (3.36m maximum x 1.94m)

Double glazed window to side, space for tumble dryer, radiator, wooden flooring.

### Shower Room

6'5" x 6'4" (1.96m x 1.92m)

Double glazed frosted window to side, walk-in shower cubicle, low level W.C., wash hand basin, radiator, tiled flooring.

### Landing

Double glazed window to the side, staircase to loft area, fitted carpet.

### Bedroom 2

13'1" x 12'12" (3.98m x 3.96m)

Double glazed leaded light window to front, coved ceiling, built-in storage cupboard, radiator, fitted carpet.

### Bedroom 3

13'11" x 12'2" (4.24m x 3.71m)

Double glazed leaded light window to rear, range of fitted wardrobes and storage units, radiator, fitted carpet.

### Bedroom 4

14'1" x 7'11" (4.29m x 2.41m)

Double glazed leaded light window to rear, double glazed window to the side, coved ceiling, radiator, fitted carpet.

### Bathroom

7'3" x 6'4" (2.21m x 1.93m)

Double glazed leaded light frosted window to the front, fully tiled walls, bath with shower extension over, wash hand basin, low-level W.C., heated towel rail, tiled flooring.

### Second Landing

Double glazed frosted window to the side, alcove with shelving, fitted carpet.

### Bedroom 1

19'4" x 10'1" (5.90m x 3.08m)

Double glazed Velux window to front, double glazed leaded light window to rear, inset spotlighting, radiator, fitted carpet.

### Shower Room

8'8" x 7'4" (2.63m x 2.24m)

Double glazed leaded light window to rear, inset spotlighting, tiled wall, walk-in shower cubicle, low level W.C., wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 80ft in length

South-facing with; Patio areas, traditional lawn area, decking area, mature trees and shrubs, flowerbeds and borders, light, water tap.

### Garage

15'10" x 6'4" (4.83m x 1.94m)

Stable doors to front, door to entrance hall.

### Front

Paved driveway providing off-street parking for three vehicles, traditional lawn area, mature shrubs, access to garage via doors to front.



