



Total area: approx. 71.0 sq. metres (764.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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.

## Summerhill Close | Orpington | BR6

Offers in excess of £475,000

- Chain free
- Semi-detached house
- Huge potential to extend STPP
- 2 bedrooms
- Spacious lounge/diner
- Over 100ft garden (unmeasured)
- Circa 18 minutes walk to Orpington Station
- Newstead Wood and Darrick Wood Secondary Schools within walking distance

Offers in excess of £475,000 Freehold



Kenton are delighted to present to the market this 2 bedroom semi-detached house, situated in a quiet cul-de-sac location, whilst being in close proximity to a handful of well-regarded schools along with public transport. Offering any new owner the opportunity to design their dream home, this property provides enormous potential to extend and reconfigure the current layout (subject to the usual planning consents naturally) to suit the needs of any growing family. Currently, the accommodation comprises; a spacious lounge/diner, a fitted kitchen, a lean-to to the rear and a downstairs WC. Upstairs, there are 2 generously sized double bedrooms, plus a wet room. The rear garden has a sunny aspect being South-Westerly facing, extending to over 100ft (unmeasured). Furthermore, to the front of the property there is a large driveway, big enough to hold several vehicles. Summerhill Close is ideally located for Newstead Wood, Darrick Wood and Tubbenden Schools, as well as being within easy walking distance to Orpington Station (circa 18 minutes). Overall, the property requires a degree of modernisation throughout and would benefit from an extension to the side and/or rear STPP. For these reasons, we are certain there will be much interest, therefore do not delay, call now to arrange your appointment to view.

## Summerhill Close, Orpington, BR6



### Entrance Hall

9'1" x 5'11" (2.77m x 1.80m)

High-security front door, double glazed window to side, staircase to first floor, radiator, laminated wood flooring.

### Living Room

19'4" x 10'11" maximum (5.89m x 3.32m maximum)

Double glazed window to front, double glazed sliding doors to conservatory, coved ceiling, radiators, laminated wood flooring.

### Kitchen

10'3" x 7'4" (3.12m x 2.24m)

Double glazed window to side, fully-tiled walls, range of matching wall and base units and cupboards and drawers, extensive working surfaces, stainless steel sink unit with mixer tap, integrated gas hob with extractor hood over, integrated oven, integrated dishwasher, plumbing for washing machine, space for upright fridge freezer, wall-mounted combination boiler, tiled flooring.

### Lean-to

6'11" maximum x 14'10" (2.11m maximum x 4.51m)

Glazed windows to rear, glazed wooden door to rear, wood-panelling to walls and ceiling, working surfaces. Door to;

### W.C

3'12" x 2'11" (1.21m x 0.89m)

Wood-panelling to walls and ceiling, low level W.C.

### Landing

4'3" x 5'9" (1.29m x 1.76m)

Double glazed window to side, access to loft, fitted carpet.

### Bedroom 1

8'12" x 14'4" (2.74m x 4.36m)

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

### Bedroom 2

10'1" x 9'8" (3.07m x 2.95m)

Double glazed window to rear, coved ceiling, built-in cupboard, radiator, fitted carpet.

### Wet Room

5'5" x 7'2" (1.66m x 2.18m)

Double glazed window to rear, fully-tiled walls, wash hand basin in vanity unit, low level W.C, shower area, lino flooring.

### Rear Garden

South-westerly facing with; traditional lawn area, mature trees and shrubs.

### Front

Paved driveway providing off-street parking for several vehicles.

