



Total area: approx. 81.1 sq. metres (872.9 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Hood Avenue | Orpington | BR5

£450,000

- Semi-detached house
- Ample reception space
- 3 bedrooms
- Good condition throughout but requiring modernisation
- Attractive rear & front gardens
- Garage & driveway
- Most convenient of locations
- No onward chain





Kenton are delighted to present to the market this 3 bedroom semi-detached house situated in the most convenient and popular of locations. Internally, to the ground floor, the property comprises of a good sized double aspect living room which opens onto the kitchen, which in turn opens onto a dining area and therefore providing ample reception space. To the first floor, you will find 3 bedrooms and a family bathroom. Having evidently been well-cared for and looked after, the property is presented in good condition throughout and is both double glazed and gas centrally heated, however ultimately requires general renovation and modernisation. Externally, there is an attractive Westerly-facing rear garden with both a patio and traditional lawn area. Additionally, there is also a detached garage to the side and furthermore a attractive front garden and driveway providing off-street parking. Hood Avenue is conveniently situated, with an extensive range of transport links, well-regarded schools and general amenities within close proximity. Namely, St. Mary Cray Station is a mere few minutes' walk away, offering direct and frequent services into Central London. Some of the areas most popular schools can also be found nearby including the Ofsted "Good" rated (respectively) Poverest, Leesons Hill and St. Mary Cray Primary Schools (all mixed). The ever-popular Nugent Shopping Centre is also within walking distance and furthermore, Orpington High Street is also easily accessible. Offered to the market with the benefit of no onward chain.



## Hood Avenue, Orpington, BR5



### Porch

4'0" x 6'9" (1.22m x 2.06m)

Double glazed UPVC front door, double glazed frosted window to front, fitted carpet.

### Living Room

18'3" x 11'9" (5.55m x 3.57m)

Double glazed window to front, coved ceiling, original feature fireplace, radiators, fitted carpet.

### Kitchen

9'11" x 8'11" (3.01m x 2.72m)

Double glazed window to side, double glazed door to rear garden, range of matching wall and base units, working surfaces with splashback tiling, stainless steel sink unit, space for gas cooker, plumbing for washing machine, space for upright fridge freezer, wall-mounted Baxi boiler, carpet tiles. Leading to;

### Dining Room

8'5" x 5'7" (2.57m x 1.71m)

Double glazed window to side, under stairs storage cupboard, radiator, fitted carpet.

### Landing

Staircase to first floor, access to loft, storage cupboard with double glazed window to rear, fitted carpet.

### Bedroom 1

12'2" x 11'10" maximum (3.71m x 3.61m maximum)

Double glazed window to front, coved ceiling, built-in storage cupboard, built-in airing cupboard housing hot water cylinder, radiator, fitted carpet.

### Bedroom 2

12'1" x 5'10" (3.69m x 1.79m)

Double glazed window to side, coved ceiling, radiator, fitted carpet.

### Bedroom 3

5'11" x 11'11" (1.81m x 3.62m)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

### Bathroom

5'11" x 6'4" (1.80m x 1.92m)

Double glazed frosted window to side, fully-tiled walls, low level W.C, wash hand basin in vanity unit, panelled bath with shower extension over, radiator, tiled flooring.

### Rear Garden

Approximately 50ft in length

Westerly facing with; patio area, traditional lawn, mature shrubs, light, water tap, access to garage, side access via gate.

### Detached Garage

Double doors to front, door to rear, power, light.

### Front

Driveway providing off-street parking, traditional lawn area, shrubs, access to garage, side access via gate.



