



Total area: approx. 106.7 sq. metres (1148.4 sq. feet)



Helegan Close | Orpington | BR6

Guide Price £525,000 - £550,000

-  Stylishly-presented & spacious townhouse
-  2 bath/shower rooms + ground floor W.C
-  Utility room
-  Driveway
-  3 bedrooms
-  Contemporary open-plan kitchen/dining room
-  Pleasant yet low-maintenance rear garden
-  Close to; Orpington Station, High Street & coveted schools



GUIDE PRICE £525,000.00 - £550,000.00. Kenton are delighted to present this spacious 3 bedroom & 2 bath/shower room (+ ground floor W.C) terraced townhouse, stylishly-presented throughout and also conveniently-situated being within easy-access to both Orpington Station & High Street as well as a number of popular and coveted schools. Spanning more than 1,100 square feet, the accommodation comprises, to the ground floor; a contemporary open-plan kitchen/dining room which in turn leads to a handy utility room, in addition to a ground floor W.C. To the first floor, you will find a well-proportioned living room in addition to an ample-sized bedroom. The second floor features a further two bedrooms, one of which benefits from a modern en-suite shower room whilst the other benefits from built-in storage space. Externally, there is a pleasant yet low-maintenance rear garden which features both decking and traditional lawn areas, in addition to a driveway to the front facilitating off-street parking for two vehicles. Notably, a section of the original garage has also been consciously-retained (when creating said utility room), providing ever-essential storage space. Orpington Station is less than a mile away, providing direct and frequent services into central London. Chelsfield Station is also only slightly further-afield. The currently-rated "Outstanding" by Ofsted Warren Road Primary School is also just a mere few minutes' walk away and is undoubtedly one of Orpington's most reputable and sought-after schools. The well-renowned Newstead and St. Olaves Grammar Schools are also easily-accessible. Orpington High Street and its extensive range of; handy shops, restaurants, bars and leisure facilities is also a short drive or bus ride away (or even within walking distance), with additionally some other handy; shops, eateries and facilities also within walking distance.

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Hallway

17'3" x 6'0" maximum (5.27m x 1.83m maximum)
Composite front door with double glazed window panels, coved ceiling, staircase to first floor with storage cupboard underneath, radiator, wood flooring.

Kitchen/Dining Room

14'7" maximum x 14'4" maximum (4.45m maximum x 4.36m maximum)
Double glazed window to rear, double glazed UPVC doors to rear garden, inset spotlighting, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, 1 & 1/2 bowl sink unit with swan-neck tap, integrated induction hob with fitted extractor hood over, integrated oven and grill, plumbing for dishwasher, radiator, wood flooring.

Utility Room

4'7" x 7'8" (1.39m x 2.34m)
Wall and base units, work surfaces, 1 & 1/2 bowl sink unit, fitted wine rack, plumbing for washing machine, space for tumble-dryer, art-deco style vinyl flooring.

W.C

6'4" x 2'6" (1.92m x 0.75m)
Low level W.C, wash hand basin with splashback tiling, radiator, wood flooring.

Landing

Double glazed window to front, staircase to second floor, radiator, fitted carpet.

Living Room

14'1" x 14'4" (4.29m x 4.37m)
Double glazed window to rear, coved ceiling, radiator, wood flooring.

Bedroom 3

12'9" x 7'9" (3.89m x 2.37m)
Double glazed window to front, radiator, fitted carpet.

2nd Landing

Access to loft, fitted carpet.

Bedroom 1

13'9" x 8'6" (4.19m x 2.59m)
Double glazed window to rear, radiator, fitted carpet. Door to;

En-Suite

5'4" x 5'7" (1.62m x 1.69m)
Double glazed frosted window to rear, tiled walls, inset spotlighting, corner shower cubicle, wash hand basin, low level W.C, chrome heated towel rail, tiled flooring.

Bedroom 2

11'10" maximum x 14'4" maximum (3.60m maximum x 4.36m maximum)
Double glazed windows to front, built-in linen/storage cupboard, built-in airing cupboard (housing Megaflow cylinder), radiator, fitted carpet.

Bathroom

6'9" x 5'6" (2.07m x 1.68m)
Tiled walls, inset spotlighting, panelled bath with shower extension over, wash hand basin in vanity unit, low level W.C, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 40ft in length
West-facing and featuring; decking area, traditional lawn area, mature trees and shrubs, storage shed, water tap, light.

Front

Driveway facilitating off-street parking for two vehicles, access to garage via up-and-over door, built-in storage/bin cupboard.

Garage

Up-and-over door to front, power, light.

