

Ground Floor
Approx. 34.2 sq. metres (368.2 sq. feet)



First Floor
Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 61.5 sq. metres (661.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Brickfield Farm Gardens | Locksbottom | BR6

£350,000

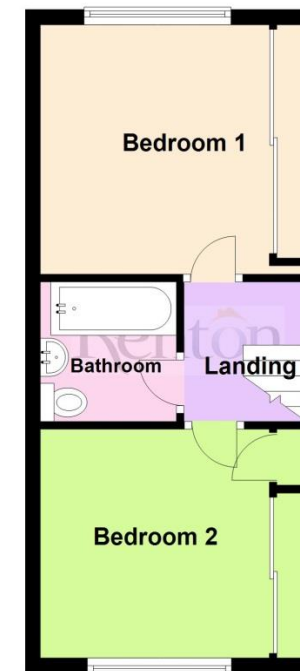
- 2 bedroom terraced house
- Ample living room
- Conservatory
- Requiring modernisation
- Sunny aspect rear garden
- Garage en-bloc
- Conveniently-situated
- No onward chain

£350,000 Freehold



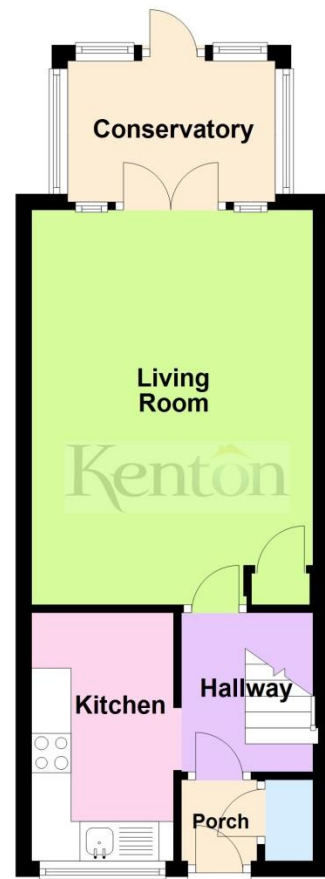
Kenton are delighted to present this 2 bedroom terraced house, representing an ideal first property purchase or equally, investment opportunity for Landlords. Internally, to the ground floor, the property comprises; a porch with storage cupboard, a fitted kitchen to the front and furthermore an ample living room which in turn opens onto a conservatory overlooking the rear garden. To the first floor, you will find two bedrooms (both of which feature fitted wardrobes/space for) and a family bathroom. Throughout, objectively the property does require modernisation however is both double glazed and gas centrally heated. Externally, there is a South-easterly facing rear garden and further pathway and garden area to the front. Additionally, there is also a garage en-bloc. Brickfield Farm Gardens is conveniently-situated, with a range of; transport links, general amenities and popular schools within close proximity. Namely, Locksbottom High Street is a mere short walk away and features a number of; handy shops (including a Sainsburys supermarket), restaurants and bars/pubs and also beauty facilities. Orpington High Street is also a short bus ride or drive away too, as is Orpington Station which provides direct and frequent services into London. Furthermore, the ever-popular and well-regarded Darrick Wood Schools (mixed primary and secondary) is also a short walk away. Offered to the market with the benefit of no onward chain.

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Porch

3'4" x 2'9" onto storage cupboard (1.01m x 0.84m onto storage cupboard)
UPVC front door with double glazed leaded light window panels, storage cupboard, tiled flooring.

Hallway

Staircase to first floor, radiator, fitted carpet.

Kitchen

10'4" x 5'11" (3.14m x 1.80m)
Double glazed leaded light window to front, matching wall and base units, working surfaces with splashback tiling, shelving, serving hatch to living room, stainless steel sink unit, integrated 4-ring gas hob, space for gas cooker, plumbing for washing machine, wall-mounted boiler, radiator, vinyl flooring.

Living Room

16'5" x 11'8" (5.01m x 3.56m)
Double glazed doors to conservatory with double glazed leaded light panel windows to either side, coved ceiling, understairs storage cupboard, serving hatch to kitchen, radiator, fitted carpet.

Conservatory

5'10" x 8'2" (1.79m x 2.50m)
Double glazed with doors to rear garden.

Rear Garden

South-easterly facing with; patio area, traditional lawn area, mature trees and shrubs, storage shed.

Landing

Access to loft, fitted carpet.

Bedroom 1

10'9" x 9'7" onto wardrobes (3.27m x 2.93m onto wardrobes)
Double glazed leaded light window to rear, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

9'10" x 9'4" onto wardrobes (3.00m x 2.84m onto wardrobes)
Double glazed leaded light window to front, fitted wardrobes (which are in need of repair), airing cupboard housing hot water cylinder, radiator, fitted carpet.

Bathroom

6'0" x 5'7" (1.83m x 1.69m)
Half-tiled walls, panelled bath with shower extension, wash hand basin, low level W.C, extractor fan, radiator, fitted carpet.

Front

Pathway to front door with lawn areas bordering.

