


Total area: approx. 92.5 sq. metres (995.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		65	82
EU Directive 2002/91/EC			

Ash Road | Green Street Green | BR6

£435,000

-  Terraced property spanning circa 1,000 sqft
-  Ground floor W.C
-  Attractive rear garden
-  Most tranquil of settings
-  Spacious lounge/diner
-  3 bedrooms
-  Beautiful views of Kentish Countryside
-  Plans for a re-newed loft conversion submitted



£435,000



Kenton are delighted to present this 3 bedroom terraced property, situated in the most tranquil and picturesque of settings. To the ground floor, the property comprises; a spacious lounge/diner which in turn opens onto a conservatory, a box bay-fronted double bedroom (or, conversely, an additional reception room should one so wish), an ample fitted kitchen and furthermore both a lobby area and W.C. To the first floor, you will find a further two bedrooms, in addition to the family bathroom which is presented in contemporary and stylish fashion. Externally, there is an attractive rear garden which is well-proportioned and features both a patio area and traditional lawn area with borders of mature trees and shrubs, in addition to an ample storage shed on concrete hard standing (which could be utilised as a home office/gym if needed). Undoubtedly, also worthy of mention is the most beautiful and extensive views of Kentish Countryside, creating the most peaceful and scenic of ambiances. Overall, the property spans almost 1,000sqft and therefore ideal for first time buyers, a young family or those looking to downsize, conversely however, plans have been submitted by the current owners for a re-newed loft conversion (drawings available) which can be utilised by any new owner if they wish. Ash Road is also conveniently-located, with a vast array of; transport links, general amenities and popular schools within close proximity. Notably, Chelsfield Station is circa 1 mile away (and so within relatively short walking distance) and provides direct and frequent services into London. Furthermore, Green Street Green High Street is a mere few minutes' walk away and features a range of convenient shops and eateries. Additionally, nearby Windsor Drive (which one would pass en route to Chelsfield Station) also features a range of amenities, and finally Orpington High Street is also a short drive or bus ride away and offers an extensive range of; shops, restaurants and bars and leisure facilities. Green Street Green Primary School is also a mere few minutes' walk away and is both popular and well-regarded and furthermore, the ever-coveted and renowned St. Olaves and Newstead Wood Grammar Schools (Boys and Girls respectively, both with mixed sixth forms) are also not too far away.

Ash Road, Green Street Green, BR6



Entrance Hall

11'8" x 2'10" (3.56m x 0.86m)

Steps up to the front door; Double glazed multi-pane front door, laminated wood flooring.

Lounge/Diner

23'6" into bay x 9'10" (7.17m x 3.00m)

Double glazed multi-pane box-bay window to the front, double glazed sliding doors on to the Conservatory, staircase leading to first floor, radiator, fitted carpet.

Conservatory

10'6" x 9'2" (3.21m x 2.80m)

Double glazed UPVC conservatory, double glazed doors to the rear, carpet.

Kitchen

10'10" x 13'2" (3.30m x 4.01m)

Double glazed multi-pane window to the rear, double glazed door to the Lobby, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, integrated gas hob with oven and grill under and extractor hood over, extensive working surfaces, space for American-style fridge freezer, plumbing for washing machine, plumbing for dishwasher, wall-mounted boiler in cupboard, laminated wood flooring.

Lobby

Glazed window to the rear, door to the side leading to the rear garden. Door to:

W.C.

Low-level WC, small wash hand basin.

Bedroom 1

12'3" into bay x 9'11" (3.74m x 3.03m)

Double glazed multi-pane box-bay window to the front, radiator, laminated wood flooring.

Landing

Fitted carpet.

Bedroom 2

14'8" x 12'12" both measured at maximum points (4.46m x 3.95m)

Double glazed multi-pane window to the front, access to eaves storage, open wardrobe space, radiator, fitted carpet.

Bedroom 3

13'1" x 9'11" measured at maximum points (3.98m x 3.02m)

Double glazed window Velux windows to the front and rear, access to eaves storage, radiator, fitted carpet.

Bathroom

6'3" x 6'6" (1.91m x 1.98m)

Double glazed frosted window to the rear, part-tiled walls, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin in vanity unit, heated towel rail, laminated wood flooring.

Rear Garden

Extensive patio area, traditional lawn with mature trees and shrubs, steps up to hard standing to the rear with large wooden storage shed (could be utilised as a home office or gym).

Front Exterior

Steps up to property with gravelled area for bin storage.

