



Total area: approx. 93.4 sq. metres (1005.0 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 | | 67 | |
| (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 | |



Turnpike Drive | Pratts Bottom | Orpington | BR6

£550,000

- Charming semi-detached bungalow
- 2 double bedrooms
- Most beautiful of rear gardens
- Conveniently-situated
- Extended reception room
- Modern fitted kitchen & shower room
- Driveway & garage/out-building
- No onward chain



£550,000



Kenton are delighted to present this extended and charming semi-detached bungalow, presented in immaculate and contemporary condition throughout and conveniently-situated. Internally, the property comprises; an extended and resultantly ample living/dining room (with the latter area featuring bi-folding doors on to a decking area in the rear garden, and so ideal for entertaining), a; stylish, modern and fully-fitted kitchen, two double bedrooms to the front and finally a contemporary shower room. Externally, there is the most beautiful of rear gardens, featuring the aforementioned decking area as well as both patio and traditional lawn areas as well as an array of attractive mature trees and shrubs. Furthermore, there is a versatile garage/outbuilding (currently being utilised as a Dog Grooming Studio but which could be utilised as a utility room for instance) that features; power, light and plumbing, in addition to a separate large storage shed. To the front, there is an extensive driveway providing off-street parking for multiple vehicles, in addition to a further garden area. The property will undoubtedly be effectively "maintenance free" for the next prospective owners for the foreseeable, benefitting from both a recently fitted kitchen and furthermore an effectively brand new boiler, with the rest of the property also presented in immaculate condition as referenced. Also worthy of mention is the substantial further extension potential on offer, with precedents amongst neighbouring properties for varying different extensions/alterations (naturally the relevant planning consents will be applicable). Turnpike Drive is situated within close proximity to a range of transport links and general amenities, yet also surrounded by attractive Kentish countryside, offering the perfect balance between tranquillity and convenience. Namely, Knockholt Station is a mere half a mile or so away, with Chelsfield Station slightly further afield too. There are also some handy shops and a popular pub within walking distance. Additionally, Orpington High Street is also easily-accessible via a short drive or bus ride (with bus routes nearby). The M25 is also very easily accessible too. Offered to the market with the benefit of no onward chain.

Turnpike Drive, Pratts Bottom, BR6



Hallway

UPVC front door to side with double glazed frosted window panels, access to loft (which incidentally is both boarded and insulated), radiator, wooden flooring.

Living/Dining Room

26'7" x 12'11" (8.09m x 3.94m)

Double glazed bi-folding doors to rear garden (opening on to decking area), double glazed window to side, coved ceiling, inset spotlighting, feature electric fireplace, radiators, wooden flooring.

Kitchen

11'7" x 10'11" (3.53m x 3.32m)

Double glazed frosted door to rear garden, double glazed window to side, range of matching wall and base units and cupboards and drawers, wall-mounted Worcester combination boiler (which incidentally was installed just a few weeks ago) built-in storage cupboard, working surfaces with glass splashback, sink unit with swan-neck mixer tap, integrated oven and grill, integrated induction hob with extractor hood over, integrated fridge freezer, integrated washing machine, integrated dishwasher, vinyl flooring.

Bedroom 1

10'10" x 13'1" (3.30m x 3.98m)

Double glazed window to front, coved ceiling, radiator, wooden flooring.

Bedroom 2

9'11" x 10'11" (3.01m x 3.33m)

Double glazed window to front, radiator, wooden flooring.

Shower Room

7'7" x 6'1" (2.30m x 1.86m)

Double glazed frosted windows to side, fully-tiled walls, inset spotlighting, extractor fan, walk-in shower cubicle with glass shower screen, low level W.C, wash hand basin in vanity unit, heated towel rail, tiled flooring.

Rear Garden

Approximately 50ft in length

Decking area, traditional lawn area, patio area, mature trees and shrubs, flowerbeds and borders, garage/outbuilding, large storage shed, lights, water tap.

Garage/Outbuilding

15'12" x 7'10" (4.87m x 2.39m)

(Currently being utilised as a Dog Grooming Studio but which could be utilised as a utility room for instance): Double glazed door to side, double glazed window to front, double glazed window to rear, power, light, plumbing for washing machine, space for upright Fridge freezer, range of cupboards with working surfaces over, wall-mounted boiler, tiled flooring.

Front

Driveway providing off-street parking for multiple vehicles, traditional lawn area, mature shrubs, side access via gate.

