



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(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	

Cockmannings Road | Orpington | BR5

Offers in excess of £385,000

- Extended semi-detached bungalow
- Well-proportioned kitchen
- Driveway
- Tranquil yet conveniently-located
- 2 bedrooms
- South-facing rear garden
- Extensive views of countryside
- No onward chain



Kenton are delighted to present this extended 2 bedroom semi-detached bungalow, situated in a tranquil yet convenient location. Internally, the property comprises; an extended and resultantly ample-sized living/dining room, a well-proportioned fitted kitchen, two bedrooms to the front (with bedroom 1 benefitting from fitted wardrobes) and finally a contemporary and stylish shower room, with all of the accommodation served via a hallway. Externally, there is an attractive South-facing rear garden which features both a patio and traditional lawn area with mature trees and shrubs. Furthermore, there is a driveway to the front and additional traditional lawn and patio areas. Cockmannings Road is, as aforementioned, both conveniently-situated yet also within a peaceful setting, boasting extensive views of the countryside to the front. Furthermore. St. Mary Cray Station is circa a mile away and provides direct and frequent services into Central London. Orpington High Street is also a mere short bus ride (with a bus service available from Cockmannings Road itself) or drive away and features an extensive range of; handy shops, restaurants and bars, leisure facilities and also an ODEON cinema complex. The property is presented to the market with the benefit of no onward chain, also.

Offers in excess of £385,000 Freehold



Cockmannings Road, Orpington, BR5



Hallway

3'8" x 12'6" (1.11m x 3.80m)

Access to loft, fitted overhead storage cupboard, radiator, fitted carpet.

Living/Dining Room

22'1" x 12'3" (6.72m x 3.74m)

Double glazed doors to rear garden, coved ceiling, feature fireplace, radiator, fitted carpet.

Kitchen

15'1" x 9'5" (4.59m x 2.88m)

Double glazed window to rear, double glazed UPVC door to side, coved ceiling, range of matching wall and base units and cupboards and drawers, built-in larder cupboard, working surfaces with splashback tiling, sink unit, space for under-the-counter fridge, space for under-the-counter freezer, space for gas cooker, plumbing for washing machine, wall-mounted Ideal combination boiler, radiator, tiled flooring.

Bedroom 1

13'1" x 9'9" onto wardrobes (3.98m x 2.97m onto wardrobes)

Double glazed leaded light window to front, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

8'6" x 10'4" (2.58m x 3.14m)

Double glazed leaded light window to front, radiator, fitted carpet.

Shower Room

5'4" x 9'11" (1.63m x 3.03m)

Double glazed frosted window to side, fully-tiled walls, walk-in shower cubicle with sliding door, wash hand basin in vanity unit, low level W.C, fitted mirrored cabinet, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 40ft in length

South-facing with; patio area, traditional lawn area, mature trees and shrubs, greenhouse, storage shed, side access via gate.

Front

Driveway, traditional lawn area, L-shaped patio area, steps leading to entrance door, side access via gate.

