

Ground Floor
Approx. 29.6 sq. metres (318.3 sq. feet)



First Floor
Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 58.3 sq. metres (627.3 sq. feet)



Lower Road | Orpington | BR5

£325,000

- Stylishly-presented Victorian cottage
- Ample-sized living/dining room
- Modern family bathroom
- Conveniently-located
- 2 bedrooms
- Contemporary fitted kitchen
- Rear and front gardens
- No onward chain

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		EU Directive 2002/91/EC	



Kenton are delighted to present this 2 bedroom stylishly-presented Victorian terraced cottage, situated within short walking distance to Orpington High Street and its extensive amenities. Internally, as referenced the property is well-presented in contemporary condition and neutral decorative order throughout. To the ground floor, you will find an ample-sized living/dining room which in turn opens onto a contemporary fitted kitchen. To the first floor, there are two bedrooms and a modern family bathroom which features both a bath and separate walk-in shower cubicle. Externally, there is a sufficiently-sized yet low/no-maintenance rear garden. To the front, there is also a further small garden area. As aforementioned, Orpington High Street is a mere short walk away and features an array of; shops, restaurants, bars, leisure and beauty facilities and also an ODEON cinema complex. Furthermore, some of the areas most reputable and coveted schools are also nearby, including the Ofsted "Good" rated (respectively); St. Mary Cray Primary Academy, Harris Academy (primary and secondary) and Poverest Primary schools. St. Mary Cray Stations is also easily-accessible (via a short bus ride or circa 20 minute walk) and provides direct and frequent services into Central London. Representing an ideal first property purchase or equally a prudent buy-to-let investment, we naturally recommend your earliest attention. Offered to the market with the benefit of no onward chain.

Lower Road, Orpington, BR5



Living/Dining Room

22'2" x 10'10" maximum (6.76m x 3.30m maximum)

UPVC entrance door to front, double glazed leaded light window to front, double glazed window to rear, coved ceiling, inset spotlighting, staircase to first floor (which itself has a range of fitted cupboards off of, one of which incidentally has space to house an upright fridge-freezer), radiators, vinyl flooring.

Kitchen

8'12" x 6'1" (2.74m x 1.85m)

Double glazed window to side, double glazed UPVC door to side (leading to rear garden), inset spotlighting, range of matching wall and base units and cupboards and drawers, wood-block work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated oven with induction hob and extractor hood over, plumbing for washer/dryer, tiled flooring.

Landing

Inset spotlighting, access to loft (which is both insulated and boarded and accessed via a drop-down ladder), fitted carpet.

Bedroom 1

10'11" x 10'11" (3.34m x 3.32m)

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

Bedroom 2

10'10" x 5'8" maximum (3.30m x 1.72m maximum)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

Bathroom

8'10" x 5'10" (2.69m x 1.79m)

Double glazed frosted window to side, inset spotlighting, fully-tiled walls, panelled bath with shower extension, walk-in shower cubicle, wash hand basin and low level W.C in vanity unit, extractor fan, chrome heated towel rail, laminated wood flooring.

Rear Garden

Approximately 40-45ft in length

South-easterly facing, decked area, patio area, water tap.

Front

Picket-fenced with; steps leading to entrance door, small garden area, light.

