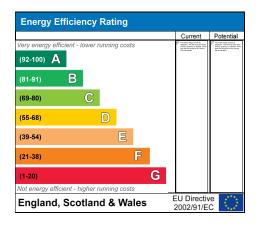


Total area: approx. 58.3 sq. metres (627.3 sq. feet)





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Kentôn



Lower Road | Orpington | BR5

£325,000

- Stylishly-presented Victorian cottage
- Ample-sized living/dining room
- Modern family bathroom

Conveniently-located



01689 822207 enquiries@kentonhomes.co.uk 01689 822207

	2	bedrooms
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🦰 Rear and	front	gardens
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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.



£325,000 Freehold

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 Rear Garden of matching wall and base units and cupboards and Approximately 40-45ft in length drawers, wood-block work surfaces with splashback tiling, South-easterly facing, decked area, patio area, water tap. stainless steel sink unit with swan-neck mixer tap, integrated oven with induction hob and extractor hood Front 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.

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









