



Total area: approx. 75.3 sq. metres (810.4 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		EU Directive 2002/91/EC	



Oregon Square | Orpington | BR6

£525,000

- Attractive semi-detached bungalow
- Lounge leading onto a sun lounge
- 3 Bedrooms
- Room/possible additional bedrooms
- Approximately westly-facing garden
- Some up-dating required
- Garage & own driveway
- Potential to extend (subject to planning permission)



Kenton are delighted to present this extended 3 bedroom semi-detached bungalow, situated within this ever-popular tree-lined crescent, in the highly sought-after Crofton area. Within walking distance of local shops at Kelvin Parade, Orpington mainline station with its fast and frequent service to London is located close by, as is the High Street with its extensive amenities. Bus routes serving a number of destinations are also easily accessible. Internally, the property does require modernisation, but does offer tremendous potential with accommodation including a lounge with feature fireplace opening onto a sun lounge with access to the rear garden, plus one of the original bedrooms which is now an inter-connecting dining room. Whilst requiring updating, the kitchen opens onto a utility room. There are three bedrooms. Outside, the rear garden enjoys an approximately westerly aspect and measures some 60'0, and there is a paved front garden, and own driveway. To the side there is a detached garage, and behind this, there is an area which could lend itself to an extension to the side of the bungalow (and including the garage, too), if required, subject to planning permission. Located in this tranquil road, access can be gained to a selection of very well-regarded schools including the Crofton Infants and Junior schools, Darrick Wood Infants, Junior and Secondary schools, Tubbenden, and Newstead Wood. Grammar School for Girls. It is worth noting that this bungalow is offered to the market with no onward chain, and viewing comes highly recommended.

£525,000



Oregon Square, Orpington, BR6



Entrance Hall

UPVC entrance door to front. Single panel radiator. Access to loft.

Lounge

13'10" x 11'11" max (4.22m x 3.63m max)
Fitted coal effect gas fire with marble effect surround and hearth and timber effect mantel. Single panel radiator. Casement doors leading to:-

Sun Lounge

10'4" x 5'3" (3.15m x 1.59m)
Windows and doors leading onto the garden. Sloping glazed ceiling. Serving hatch to the Utility Room.

Dining Room (original bedroom)

9'8" x 7'6" (2.94m x 2.28m)
Originally a bedroom, and could be re-instated easily by simply blocking the sliding doors leading to the lounge. Double glazed window to front and with single panel radiator beneath, Picture rail. Reeded glass sliding doors leading onto the lounge.

Kitchen

11'11" x 6'6" (3.64m x 1.99m)
Fitted with a selection of various wall, base and drawer units and marble effect worktops. Inset stainless steel single bowl single drainer sink unit. Partly tiled walls. Space for slot-in electric cooker with extractor hood above. Further appliance space. Wall-mounted gas fired central heating boiler. Larder cupboard housing gas meter. Double glazed window to side. Door to rear leading:-

Utility

6'4" x 5'9" (1.92m x 1.75m)
Worktops, and various cupboards. Door and window leading onto the garden, and with door to Bedroom 2. Sloping glazed ceiling. Wall mounted electric fan heater.

Bedroom 1

12'7" into bay x 11'1" (3.83m into bay x 3.37m)
Double glazed bay window to front and with double panel radiator beneath. Fitted original electric fire. Picture rail.

Bedroom 2

11'1" x 6'12" (3.37m x 2.13m)
A double aspect room with double glazed window to the front and to the rear overlooking the garden. Double panel radiator. A variety of fitted bedroom furniture. Pedestal wash hand basin.

Bedroom 3

9'2" x 7'10" (2.80m x 2.40m)
Double glazed window to side. Low level cupboard housing fuse board and electric meter. Fitted original electric fire. Cupboard housing hot water cylinder.

Bathroom

Fitted with a suite comprising:- walk in bath with shower attachment over, low level WC, and pedestal wash hand basin. Single panel radiator.

Detached Garage

16'9" x 8'4" (5.11m x 2.54m)
With up-and-over door to front, and personal door to the rear. Windows to the side. Power and lighting.

Front Garden

With own driveway leading to the garage, and providing off road parking. Mainly paved frontage with borders.

To the side

Behind the garage, there is space, that could be used to extend the bungalow - and this could include redeveloping the current garage - if required, subject to planning permission. Timber garden shed beside the garage.

Rear Garden

Approximately 60'0" (Approximately 18.29m)
Approximately west facing. Mainly laid to lawn, and immediately behind the bungalow there is a paved area which extends to the side. Timber garden shed at the rear boundary. Shrub and hedge borders.

