



Total area: approx. 89.9 sq. metres (968.0 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		
(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	

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.

Tubbenden Lane | Orpington | BR6

£625,000

- 3 bedroom semi-detached bungalow
- Contemporary kitchen/dining room
- South-easterly facing rear garden
- Extension potential STPP
- Stylishly-presented and well-proportioned
- Ample-sized living room
- Off-street parking
- Most convenient and popular of locations

£625,000 Freehold



Kenton are delighted to present this stylishly-presented and well-proportioned semi-detached bungalow, conveniently-situated within close proximity to both Orpington Station and some of the area's most coveted schools. Internally, the property comprises; an ample-sized living room to the rear overlooking the garden, a contemporary kitchen/dining room also overlooking the rear garden, three good sized bedrooms (with, notably, room for a double bed to the third) and a family bathroom. All of the internal accommodation is accessed via a wide and welcoming hallway. Externally, there is an attractive rear garden boasting a south-easterly orientation and featuring both patio and traditional lawn areas as well as two large storage sheds and a summerhouse. To the front, you will find a further attractive garden area and furthermore, space for off-street parking in the form of a driveway. Also worthy of mention is the extension potential on offer STPP, with precedents for varying different extensions amongst neighbouring properties (including a large loft conversion). As aforementioned, Tubbenden Lane is well-located for Orpington Station which is a mere circa 15 minute walk away and provides direct and frequent services into Central London. Additionally, some of Orpington's most reputable schools are also easily-accessed, namely the ever-popular Tubbenden Primary School which is a mere minute or two walk away, as well as the incredibly well-regarded Newstead Wood Grammar School. The ever-desired Darrick Wood School (Primary and Secondary) is also within walking distance. Orpington High Street is also a relatively short walk or very short bus ride away and features an array of restaurants and bars and leisure facilities. Some handy convenience shops are also within just a 1-2 minute walk.

Tubbenden Lane, Orpington, BR6



Hallway

15'3" x 6'9" (4.64m x 2.06m)

UPVC double glazed leaded light frosted door to front, access to loft, storage cupboard featuring plumbing for washing machine, radiator, laminated wood flooring.

Living Room

17'8" x 12'5" (5.38m x 3.79m)

Double glazed sliding doors to rear garden, coved ceiling, feature gas fireplace with marble surround, built-in storage cabinets, radiator, laminated wood flooring.

Kitchen/Dining Room

12'2" x 15'10" maximum (3.71m x 4.83m maximum)

Double glazed window to rear, double glazed frosted door to side (leading to rear garden), inset spotlighting, range of matching wall and base units and cupboards and drawers, extensive working surfaces, stainless steel sink unit with swan-neck mixer tap, integrated oven with hob and extractor hood over, integrated dishwasher, integrated microwave, space for upright fridge freezer, storage cupboard housing boiler, radiator, laminated wood flooring.

Bedroom 1

11'5" x 12'1" (3.47m x 3.68m)

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

Bedroom 2

9'9" x 12'8" (2.98m x 3.85m)

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

Bedroom 3

8'10" x 9'6" (2.69m x 2.90m)

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

Bathroom

5'11" x 8'8" (1.80m x 2.65m)

Double glazed leaded light frosted window to side, extractor fan, part-tiled walls, panelled P-shape bath with shower extension and shower screen, low level W.C in vanity unit with wash hand basin, chrome heated towel rail, linoleum flooring.

Rear Garden

Approximately 65ft in length x 35ft in width South-easterly facing with; patio area, traditional lawn area, two large storage sheds, summerhouse, flowerbed, mature trees, water tap, light, side access via gate.

Front

Traditional lawn area, mature shrubs, driveway providing off-street parking.

