



Total area: approx. 95.3 sq. metres (1025.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Stapleton Road | Orpington | BR6**

£490,000

- Stylishly presented family home
- Accessibly to the station and High Street
- Good sized "L" shaped reception room
- Modern Bathroom and Cloakroom
- Ideally located for good schools
- Three good sized bedrooms
- Modern kitchen
- Gardens to front and Rear



£490,000



Kenton are delighted to present this three bedroom end of terrace family home, situated on the favoured south side of town, within walking distance of Orpington Mainline Station with it's fast and frequent service to London. Orpington High Street with it's extensive range of shopping and leisure facilities. and very well regarded schools including Warren Road, Holy Innocents', Newstead Wood and St Olaves Grammar School for Boys are all also easily accessible. This property has been a lovely family home to this family for many years, and has been well maintained and is very well-presented. Internally, the accommodation, which is decorated in contemporary neutral tones throughout, comprises: to the ground floor, an entrance porch which leads to a welcoming hallway with downstairs cloakroom off, a good sized "L" shaped reception room with large sliding patio doors opening directly onto the rear garden, and a modern kitchen. Upstairs, there are three bedrooms - two of which are currently being re-carpeted - and a three piece bathroom suite. Outside, there is a low maintenance rear garden. To the front, there is also a lawned garden. To the rear of the property, there is a garage-en-bloc. Being located in such a convenient and popular location, and offering such well presented and spacious accommodation, viewing comes highly recommended.

## Stapleton Road, Orpington, BR6



### Entrance Porch

Entrance door to front. Meter cupboard.

### Hallway

Stairs leading to the first floor, and with recess under. Single panel radiator. Coving to ceiling.

### Cloakroom

Fitted with a white suite comprising:- slimline low level WC and wall mounted wash hand basin with tiled splashback. Partly tiled walls. High level reeded glass window. Coving to ceiling.

### "L" Shaped Reception Room

19'0" max x 18'8" max (5.79m max x 5.69m max)  
With double glazed sliding patio doors leading onto the rear garden. Wall light points. Coving to ceiling. Multi pane door returning to the hallway. Double panel radiator.

### Kitchen

10'10" x 9'7" (3.29m x 2.93m)  
Fitted with range of white wall, base and drawer units with colour coordinated worktops and inset stainless steel single bowl single drainer sink unit and mixer tap over. Partly tiled walls. Under cabinet lighting. Double glazed multi pane effect bow window to front. Serving hatch to living room. Inset 4 ring gas hob with oven under and extractor hood above. Space and plumbing for freestanding washing machine and dishwasher. Further appliance space.

### First Floor Landing

Access to loft. Airing cupboard housing hot water cylinder.

### Bedroom 1

12'5" max x 9'6" max (3.78m max x 2.90m max)  
Double glazed multi pane effect window to front, and with single panel radiator beneath. Low level corner unit, and fitted bedroom furniture surrounding the bed recess. Sliding mirror doored wardrobes to one wall. Coving to ceiling.

### Bedroom 2

12'0" x 8'6" (3.66m x 2.59m)  
Double glazed multi pane effect window to rear. Single panel radiator. Shelved recess. Coving to ceiling.

### Bedroom 3

8'10" x 6'11" (2.69m x 2.11m)  
Double glazed multi pane effect window to rear. Single panel radiator. Coving to ceiling.

### Bathroom

Fitted with a white suite comprising: bath with tongue and groove side panel and with separate shower unit over, low level WC, and pedestal wash hand basin. Fully tiled walls. Downlighting. Single panel radiator. High level double glazed obscure multi pane effect window to front.

### Front Garden

Crazy paved area and path. Lawn.

### Rear Garden

Approaching 30'0"  
Crazy paved terrace immediately behind the property. Areas of artificial lawn. Garden path. Borders. Gated pedestrian side access.

### Garage-en-Bloc

Located nearby, and with up and over door to front.

