



Total area: approx. 100.5 sq. metres (1081.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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	



Court Road | Orpington | BR6

£550,000

- Detached, bay-fronted bungalow
- Ample-sized lounge
- Attractive garden
- Convenient location
- 3 bedrooms
- Conservatory
- Detached garage
- No onward chain



Kenton are delighted to present this detached, double bay-fronted 3 bedroom bungalow, conveniently-situated within walking distance to Orpington High Street and its array of general amenities. Internally, served via both a porch and spacious entrance hall, the property comprises; two bay-fronted double bedrooms (one of which features fitted wardrobes), a third well-proportioned bedroom, an ample-sized lounge, further reception space in the form of a conservatory overlooking the rear garden, a fitted kitchen to the rear and finally, a shower room. Throughout, the property is presented in good condition and neutral decorative order. Externally, the aforementioned rear garden is attractive, featuring both patio and traditional lawn areas. Notably, there is also a detached garage which can be accessed via both the rear garden and also via an access road, in turn facilitating off-street parking. To the front, you will find a further paved garden area. As referenced, the property is well-situated for Orpington High Street, which features an extensive range of; convenient shops, restaurants and bars and leisure facilities. Furthermore, both Orpington and Chelsfield Stations are circa 1 mile away and provide direct and frequent services into Central London, respectively. Additionally, some of Orpington's most coveted and reputable schools are also easily-accessible, including the incredibly well-renowned St. Olaves and Newstead Wood Grammar Schools. Offered to the market with the benefit of no onward chain.

£550,000



Court Road, Orpington, BR6



Porch

5'5" x 2'11" (1.66m x 0.90m)

Double glazed front door, double glazed window to side, laminated wood flooring.

Entrance Hall

Original wooden front door with feature stained glass, access to loft, radiators, fitted carpet.

Lounge

12'12" x 14'2" (3.96m x 4.32m)

Double glazed frosted windows to side, double glazed doors with side window panels onto conservatory, coved ceiling, feature gas fireplace, radiator, fitted carpet.

Conservatory

12'2" x 17'10" (3.72m x 5.44m)

Double glazed with an all-purpose roof and built on a brick-base with; doors to rear garden, radiator, laminated wood flooring.

Kitchen

9'6" x 11'3" (2.90m x 3.44m)

Double glazed window to rear, double glazed door to side, range of matching wall and base units and cupboards and drawers, working surfaces with mosaic splashback tiling, stainless steel sink unit with swan-neck mixer tap, integrated fridge freezer, space for gas cooker, plumbing for dishwasher, radiator, laminated wood flooring.

Bedroom 1

15'5" into bay x 10'5" (4.70m into bay x 3.18m)

Double glazed bay window to front, coved ceiling, range of fitted wardrobes, radiator, fitted carpet.

Bedroom 2

15'3" into bay x 10'10" (4.64m into bay x 3.29m)

Double glazed window to front, coved ceiling, feature open fireplace, radiator, fitted carpet.

Bedroom 3

7'11" x 10'9" (2.42m x 3.28m)

Double glazed window to side, radiator, fitted carpet.

Shower Room

7'12" x 7'11" (2.43m x 2.42m)

Double glazed frosted windows to side, part-tiled walls, walk-in shower cubicle with "Rainforest" shower, low level W.C, wash hand basin in vanity unit, airing cupboard featuring plumbing for washing machine, chrome heated towel rail, radiator, fitted carpet.

Rear Garden

Easterly-facing with; paved patio area, flowerbeds and borders, greenhouses, wooden shed, access to detached garage, side access to both sides, access gate to rear with a further paved area facilitating parking space.

Garage

18'6" x 8'11" (5.63m x 2.71m)

Front Garden

