



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)



Charmwood Farm Cottages | Charmwood Lane | Orpington | BR6

£525,000

-  Semi-rural location
-  Encompassed by countryside
-  Ground floor W.C
-  Garage plus large workshop
-  3 bedroom semi-detached house
-  Two reception rooms
-  Circa 100ft rear garden
-  Amenities nearby

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	69	
(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.



Kenton are delighted to present this semi-rural located 3 bedroom semi-detached house, encompassed by picturesque views of Kentish Countryside. Internally, whilst requiring some general superficial re-decorative work, the property is presented in generally good condition and neutral decorative order throughout. To the ground floor, you will find two reception rooms in the form of a bay-fronted lounge and a separate dining room. The kitchen is well-proportioned and situated at the rear, overlooking the well-stocked rear garden. Significantly, there is also a ground floor W.C. The first floor accommodation comprises three bedrooms (all of which benefit from fitted-wardrobes) and a family bathroom, which is a more-than-ample size and features both a bath and separate shower cubicle. Notably, there is also a handy, easily-accessible loft space. Externally, the aforementioned rear garden measures circa 100ft in length and features both patio and traditional lawn areas as well as an array of mature trees and shrubs. Furthermore, there is also a detached garage which is accessed to the rear, as well as a large workshop. Additionally, there is a further garden area to the front with a small traditional lawn area bordered by a picket fence. Charmwood Lane is situated within Kentish Countryside, as referenced, but simultaneously is also within close proximity to transport links and general amenities. Namely, Chelsfield Station can be found less than a mile away and provides direct and frequent services into Central London. Additionally, Knockholt Station is also easily-accessible. Green Street Green and its array of general convenient shops, as well as restaurants and general leisure/beauty facilities is also nearby, with Orpington High Street only slightly further afield. The M25 is also a mere few minutes' drive away.

£525,000 Freehold



Charmwood Farm Cottages, Charmwood Lane, Orpington, BR6



Lounge

12'6" into bay x 14'6" (3.81m into bay x 4.42m)
Double glazed front door, double glazed bay window to the front, open fireplace, radiator, inset lighting, wood flooring.

Dining Room

11'5" x 14'6" (3.48m x 4.41m)
Double glazed window to the side, staircase to first floor with cupboard under, radiator, inset lighting, wood flooring. Opening on to:-

Kitchen

11'3" x 14'5" (3.44m x 4.39m narrowing to 3.48m)
Double glazed windows to the side and rear, range of matching wall and base units, cupboards and drawers, ceramic 1 and a half bowl sink unit with swan neck mixer tap, extensive working surfaces, integrated induction hob, upright oven and grill, integrated microwave, integrated fridge freezer, integrated dishwasher, inset lighting, ceramic tiles. Access to lobby area with double glazed door to the rear, wall-mounted combi-boiler.

W.C.

3'5" x 2'12" (1.05m x 0.91m)
Double glazed frosted window to the rear, low-level W.C., fully tiled walls, tiled flooring.

Landing

Staircase to loft area, fitted carpet.

Bedroom 1

10'6" x 14'6" (3.20m x 4.42m)
Double glazed windows to the front, wall-to-wall fitted wardrobes, radiator, inset lighting, wood flooring.

Bedroom 2

11'6" x 8'8" (3.50m x 2.64m)
Double glazed window to the side, range of built-in wardrobes plus overhead cupboards, radiator, inset lighting, wood flooring.

Bedroom 3

8'2" x 8'1" (2.48m x 2.46m)
Double glazed window to the rear, range of fitted wardrobes and overhead storage, radiator, inset lighting, wood flooring.

Bathroom

11'4" x 5'5" (3.45m x 1.65m)
Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension, independent shower cubicle with electric shower, low-level WC, wash hand basin, heated towel rail, fully tiled walls, tiled flooring.

Loft Area

11'9" x 12'6" (3.58m x 3.81m narrowing to 2.84m)
Double glazed velux to the rear, range of eaves storage, fitted carpet. Please note, the head height is restricted.

Rear Garden

Easterly facing with patio area, traditional lawn with mature shrubs and trees, large workshop, detached garage with access to the rear, further summerhouse. Please note, there is a cesspit associated with this property for which the pump is located within the rear garden of this property and shared with the neighbouring property.

Front Garden

Traditional lawn with mature shrubs and flowerbeds.

Workshop

20'5" x 17'10" (6.22m x 5.43m)
Glass doors and windows to the front, power and light, storage in the loft space.

Garage

22'12" x 9'7" (7.00m x 2.92m)
Double doors stable doors to the front, double glazed doors to the side leading to the garden.

