



Total area: approx. 69.0 sq. metres (742.6 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	



Thorndon Close | Orpington | BR5

£425,000

- 3 bedroom semi-detached house
- Ample-sized living room
- Wide kitchen/breakfast room
- Well-proportioned bedrooms
- Two-tiered rear garden
- Garage & driveway
- Convenient & popular location
- No onward chain



Kenton are delighted to present this well-proportioned 3-bedroom semi-detached house, which would make a wonderful family home being situated within close proximity to an array of popular and coveted schools. Internally, to the ground floor the property comprises an ample-sized living room with feature fireplace to the front and a wide kitchen/breakfast room (with a lobby area also) to the rear, overlooking the garden. To the first floor, you will find three well-proportioned bedrooms (two of which feature built-in storage space) in addition to a bathroom and separate W.C. Externally, the rear garden is two-tiered, featuring both concrete courtyard and traditional lawn areas. In addition, there is also a detached garage to the side with off-street parking available in the form of a driveway. Objectively, whilst requiring some general modernisation the property has been generally well-maintained throughout and is both double-glazed and gas centrally-heated. Close to some of the area's most reputable schools including the Ofsted "Outstanding" rated Midfield Primary School (less than half a mile away), with commuting links circa 1 mile away providing frequent services to central London. Local amenities include a range of general convenient shops, restaurants located within walking distance, and both the popular Nugent shopping centre and Orpington High Street just a short drive or bus ride away. Offered to the market with the benefit of no onward chain.

£425,000 Freehold



Thorndon Close, Orpington, BR5



Entrance Hall

4'11" x 4'2" (1.49m x 1.26m)
Double glazed frosted front door, staircase to first floor, electric meter cupboard, fitted carpet.

Living Room

12'3" x 15'1" maximum (3.74m x 4.61m)
Double glazed window to the front, feature electric fireplace with wooden mantel piece, coved ceiling, radiator, fitted carpets.

Kitchen/Breakfast Room

8'4" x 15'2" (2.54m x 4.63m)
Double glazed window to the rear, range of matching wall and base units cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated gas hob with pull-out extractor over, integrated upright oven and grill, plumbing for slim-line dishwasher, plumbing for washing machine, space for fridge freezer, wall-mounted boiler, radiator, inset lighting, vinyl flooring. Door to:-

Lobby

7'1" x 3'0" (2.15m x 0.92m)
Double glazed frosted door to the rear garden, large downstairs storage cupboard, carpet tiles to floor. Door to:

W.C.

2'11" x 2'7" (0.89m x 0.80m)
W.C, corner wash-hand basin, fully tiled walls, carpet tiles to the floor.

Landing

Airing cupboard housing hot water cylinder, access to loft, fitted carpet.

Bedroom 1

9'6" x 9'11" (2.89m x 3.03m)
Double glazed window to the rear, range of built-in wardrobes, radiator, fitted carpet.

Bedroom 2

10'7" x 9'2" (3.23m x 2.80m) measured at maximum
Double glazed window to the front, radiator, fitted carpet.

Bedroom 3

7'10" x 8'12" (2.38m x 2.74m)
Double glazed window to the front, built-in storage cupboard, radiator, fitted carpet.

Bathroom

5'6" x 5'8" (1.67m x 1.72m)
Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension over, wash-hand basin in vanity unit, fully tiled walls, radiator, carpet tiles to floor.

Separate W.C.

4'11" x 2'5" (1.49m x 0.73m)
Double glazed frosted window to the rear, low-level W.C, fully tiled walls, carpet tiles to floor.

Rear Garden

Situated across 2 tiers; firstly, a concrete courtyard area with steps up to a traditional lawn with flowerbeds and borders. Access to the side via a gate, plus access to detached garage.

Front Garden

Lawned area, concrete driveway.

Garage

Up and over door.

