



Total area: approx. 74.7 sq. metres (804.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Allington Road | Orpington | BR6

Offers in Excess of £425,000

- Attractive terraced home
- 2 Double bedrooms
- Spacious kitchen/dining room
- Attractive rear and front gardens
- Deceptively spacious
- Huge lounge
- Fitted bathroom & Sep WC
- Residents parking bay



AN ATTRACTIVE AND DECEPTIVELY SPACIOUS HOME. Situated in a most convenient and sought after location being within easy walking distance to both Orpington and Petts Wood Stations as well as being within the catchment area for a range of primary and secondary schools of the highest reputation. The property is offered onto the market offering truly spacious accommodation for a young family with 2 excellent sized double bedrooms. A tremendous kitchen come dining room, a very spacious lounge opening onto the rear garden, a fitted bathroom and separate WC. There is plenty of storage within this property and also a bin cupboard to the front and a brick built shed/storage in the rear garden. This home offers an attractive rear garden, a front garden and ample parking in the Residents Parking bay. The property is double glazed and centrally heated and is offered onto the market in good condition. Homes in this locality are rare on the market and attract huge amounts on interest and we therefore recommend your earliest attention to avoid disappointment. NO ONWARD CHAIN.

Offers in Excess of £425,000



Allington Road, Orpington, BR6



Entrance hall

5'5" x 5'6" (1.66m x 1.68m)

Double glazed front door with matching side window opening onto the entrance hall, deep storage/cloaks cupboard, radiator, laminate wood flooring. Opening onto the kitchen/diner.

Kitchen/diner

15'9" x 10'6" (4.79m x 3.20m)

Double glazed window to the front, stainless steel sink unit with cupboards under, extensive range of wall and base units, cupboards and drawers, display cabinets, extensive working surfaces with splash back tiling, integrated hob and oven with hood over, integrated dishwasher, plumbing for a washing machine, island section with space for a fridge and a freezer under. Deep storage cupboard with boiler.

Lounge

15'10" x 10'6" (4.82m x 3.21m)

Double glazed window to the rear garden with matching side windows, laminated flooring and radiator. Door to a lobby area and a double-glazed door to the garden from the lobby. 1.84m x 0.97m

Landing

Access to insulated loft with a drop-down ladder, airing cupboard housing the hot water cylinder, fitted carpets.

Bedroom 1

12'9" x 10'6" (3.88m x 3.21m)

Double glazed window to the front, radiator and fitted carpets.

Bedroom 2

10'3" x 10'2" (3.13m x 3.09m) extending to 4.02m

Double glazed window to the rear, radiator and fitted carpets.

Bathroom

5'11" x 5'3" (1.81m x 1.61m)

Double glazed frosted window to the rear part tiled walls, panelled bath with mixer taps and shower extension over, glass shower screen, wash hand basin in vanity unit, heated towel rail and vinyl flooring.

Sep WC

Double glazed frosted window to the front, low level WC, wall mounted wash hand basin and vinyl flooring.

Rear garden

Patio area leading to a traditional lawn, flower beds and borders and mature shrubs. Deep storage room come brick shed. Gate opening onto the parking area.

Front garden

An attractive front garden with a lawn area and mature plants leading to the house and also a bin cupboard.

Parking

Residents parking area with ample places.

