

Total area: approx. 104.7 sq. metres (1126.9 sq. feet)



Porthallow Close | BR6

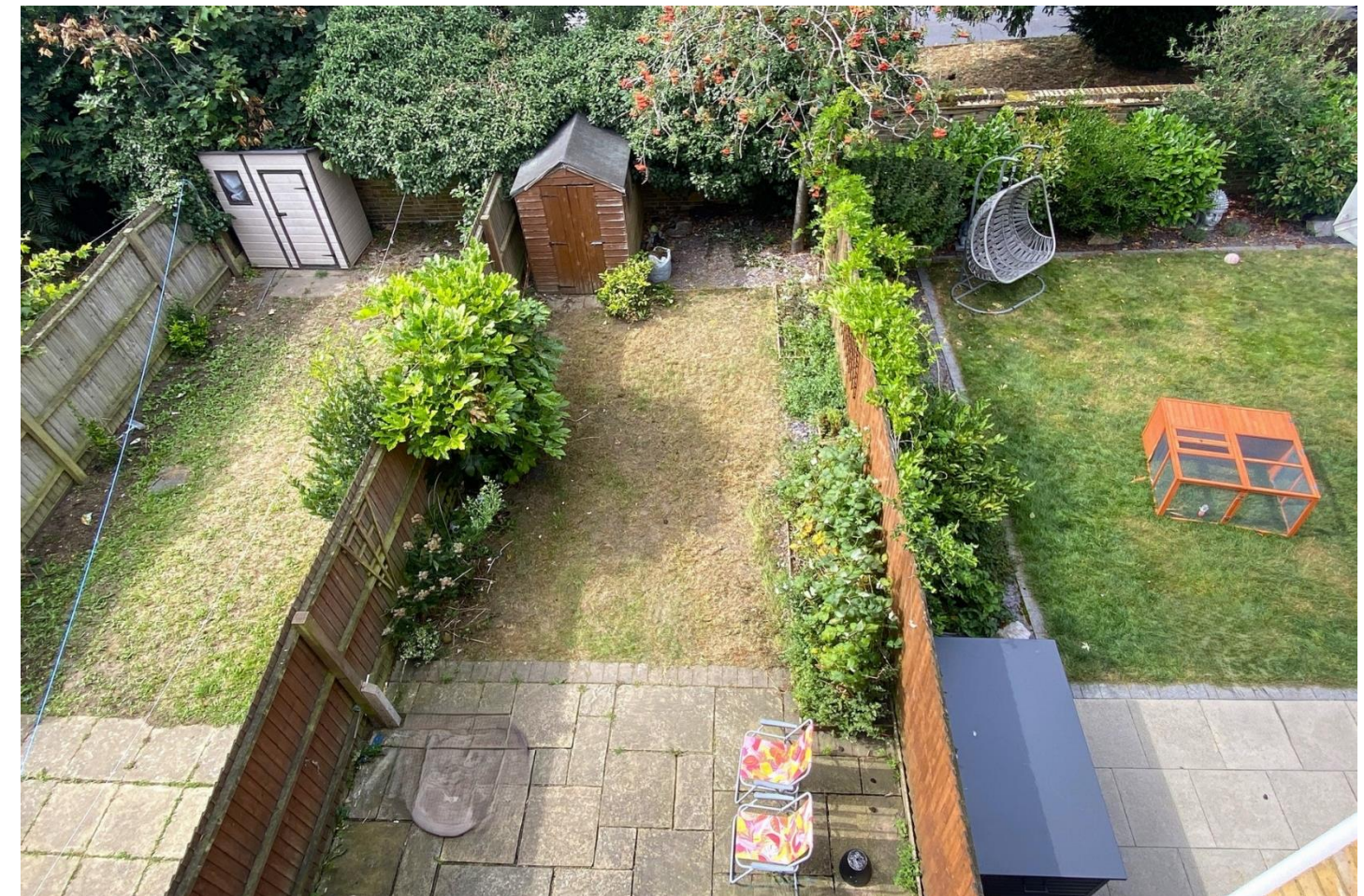
£550,000

-  3/4 bedroom terraced town house
-  3 bath/shower rooms
-  Office/fourth bedroom
-  Driveway for 2 cars
-  Popular Maples development
-  Utility room
-  Attractive yet low-maintenance garden
-  Most convenient location



Kenton is delighted to present this modern-built 3 bedroom terraced town house, conveniently-situated on the popular Maples development within close proximity to; transport links, popular schools and general amenities. Internally, the accommodation comprises, to the ground floor; "bedroom 3" to the rear, an office or conversely fourth bedroom (with this space having been converted from the original garage), a handy utility room and furthermore a shower room. To the first floor, you will find a spacious living room to the rear and a kitchen to the front. The second floor features a further two bedrooms, both of which are double in size and with one benefitting from an en-suite shower room, as well as a family bathroom. Externally, there is an attractive yet low-maintenance rear garden, featuring both a patio and traditional lawn area. Furthermore, to the front is a driveway facilitating off-street parking. Both Chelsfield and Orpington Stations are equidistant (circa 0.8 miles away) and provide direct and frequent services into central London, respectively. Notably, the ever-coveted and currently-rated Ofsted "Outstanding" Warren Road Primary School is a mere few minutes' walk away, with additionally the well-renowned Newstead Wood and St. Olaves Grammar Schools also easily-accessible. Orpington High Street and its array of; handy shops, leisure facilities and popular restaurants and bars is also a short drive or bus ride away (with routes very nearby).

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48 Porthallow Close, BR6



Entrance Hall

Staircase to first floor, built-in storage cupboard, radiator, engineered Ash wood flooring.

Bedroom 3

9'3" x 8'0" (2.82m x 2.44m)
Double glazed window to rear, radiator, engineered Ash wood flooring.

Office/Bedroom 4

16'9" x 7'9" (5.11m x 2.36m)
Frosted window to the front, laminated wood flooring.
(Note: the garage door is still in place).

Shower Room

Shower cubicle, low level W.C, wash hand basin, extractor fan, radiator, tiled flooring.

Utility Room

6'3" x 5'6" (1.91m x 1.68m)
Double glazed door to rear, matching base units with work surface and splashback tiling over, stainless steel sink unit, plumbing for washing machine, wall-mounted boiler, radiator, tiled flooring.

Landing 1

Double glazed window to front, staircase to second floor, engineered Ash wood flooring.

Living Room

14'6" x 13'9" (4.42m x 4.19m)
Double glazed windows to rear, radiator, engineered Ash wood flooring.

Kitchen

11'9" x 7'9" (3.58m x 2.36m)
Double glazed window to front, inset spotlighting, range of matching wall and base units and cupboard and drawers, work surfaces with splashback tiling, stainless steel sink unit, integrated oven with 4-ring gas hob and fitted extractor hood over, integrated dishwasher, space for fridge freezer, radiator, tiled flooring.

Landing 2

Fitted carpet.

Bedroom 1

14'3" x 8'9" (4.34m x 2.66m)
Double glazed window to rear, radiator, fitted carpet.

En-Suite

Double glazed frosted window to rear, part-tiled walls, inset spotlighting, shower cubicle, low level W.C, wash hand basin, shaving point, heated towel rail, tiled flooring.

Bedroom 2

11'3" x 9'9" (3.43m x 2.97m)
Double glazed window to front, built-in airing cupboard, radiator, fitted carpet.

Bathroom

Tiled walls, panelled bath with shower extension, low level W.C, wash hand basin, shaving point, extractor fan, heated towel rail, tiled flooring.

Rear Garden

Approximately 35ft in length
Patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, storage shed.

Front

Driveway for 2 cars, built-in storage cupboard.

