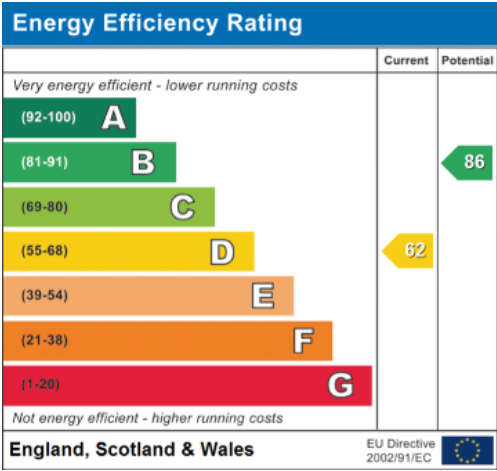


Total area: approx. 100.6 sq. metres (1082.6 sq. feet)



Tilbury Close | Orpington | BR5

£475,000



- 4 bedroom semi-detached house
- Brand new gas central heating & electrical systems
- Driveway
- Conveniently-located
- Newly-renovated
- New contemporary kitchen & bathroom
- Extension potential STPP
- No onward chain



Kenton are delighted to present this newly-renovated 4 bedroom semi-detached house, presented in contemporary fashion throughout and conveniently-located with both St. Mary Cray Station as well as general amenities and coveted schools nearby. The respective owners have effectively newly-renovated the entire property throughout, including the; instillation of a brand new central heating system with combination boiler, complete re-wire and upgrade of the electrical system, fitting of both a new modern kitchen (featuring brand new integrated appliances) and stylish contemporary bathroom, general re-decoration (including new plastering and painting as well as the fitting of new flooring and carpets) as well as a complete overhaul of the rear garden (including the laying of brand new traditional lawn). Notably, the double glazing is also relatively new as well throughout (including some brand new doors and windows, also). Internally, the accommodation comprises, to the ground floor; a spacious and triple-aspect living/dining room, an ample-sized ground floor bedroom (or conversely, additional reception room if preferred) as well as the aforementioned brand new kitchen, which features a breakfasting bar, as well as a brand new; integrated oven with fitted induction hob and extractor hood over, integrated fridge-freezer and integrated dishwasher. To the first floor, you will find three well-proportioned bedrooms, as well as said stylish (and very spacious) brand new bathroom. Externally, as referenced, the rear garden has been completely overhauled and features new and luscious traditional lawn, as well as two patio areas. To the front, there is also a driveway facilitating off-street parking (with the on-street parking un-restricted in any case). Notably, there is also precedent for extensions amongst neighbouring properties, including single-storey rear extensions as well loft conversions (and so, STPP by default, these extensions should for instance certainly be viable). Tilbury Close is a conveniently-located no-through road, with for instance St. Mary Cray Station just circa 0.7 miles away (circa 15-20 minute walk), providing direct and frequent services into central London. Furthermore, within short walking distance, on Cotmandene Crescent, is a range of handy; shops, eateries and beauty facilities. The popular Nugent Shopping Park is also easily-accessible, featuring a number of well-known retailers. Orpington High Street itself, and its extensive range of amenities, is also a short drive or bus ride away. Furthermore, a number of reputable schools are also nearby, namely the currently-rated Ofsted "Outstanding" Riverside School and currently-rated Ofsted "Good" Grays Farm Academy. Marketed with the benefit of no onward chain.

£475,000



Tilbury Close | Orpington | BR5



Porch

UPVC entrance door with double glazed frosted panel window, double glazed frosted window to side, coved ceiling, laminated wood flooring. Door leading to;

Living/Dining Room

22'12" x 12'9" maximum (7.00m x 3.88m maximum)
Double glazed window to front, double glazed frosted window to side, double glazed UPVC doors to rear (leading to rear garden), coved ceiling, inset spotlighting, staircase to first floor, radiators (x3), laminated wood flooring.

Kitchen

8'12" x 11'6" (2.74m x 3.50m)
Double glazed window to rear, coved ceiling, inset spotlighting, breakfasting bar, range of matching wall and base units with cupboards and drawers, wood-block work surfaces with splashback tiling, stainless steel sink unit with mixer tap, integrated oven with fitted induction hob and fitted extractor hood over, integrated fridge-freezer, integrated slimline dishwasher, space and plumbing for washing machine, space for tumble dryer (stacked over prospective washing machine), wall-mounted combination boiler (concealed within unit), laminated wood flooring.

Bedroom 4

16'10" x 7'5" maximum (5.13m x 2.27m maximum)
Double glazed window to front, coved ceiling, inset spotlighting, built-in storage cupboard (housing electrical fuse box and meters), radiator, laminated wood flooring.

Landing

6'4" x 11'9" (1.92m x 3.57m)
Coved ceiling, inset spotlighting, built-in storage cupboard (featuring; radiator, power and fitted carpet), access to loft (which is both insulated and boarded and featuring power also, accessed via a foldable drop-down ladder), fitted carpet.

Bedroom 1

14'1" x 10'12" maximum (4.30m x 3.35m maximum)
Double glazed window to rear, coved ceiling, inset spotlighting, radiator, fitted carpet.

Bedroom 2

8'6" x 12'6" (2.59m x 3.81m)
Double glazed window to front, coved ceiling, inset spotlighting, radiator, fitted carpet.

Bedroom 3

8'6" x 7'10" (2.58m x 2.40m)
Double glazed window to front, coved ceiling, inset spotlighting, radiator, fitted carpet.

Bathroom

7'5" x 8'7" (2.25m x 2.61m)
Double glazed frosted windows to rear, inset spotlighting, fully-tiled walls, P-shaped panelled bath (with both "rainfall" and separate hand-held shower extensions as well as inset storage space), separate inset storage space, double sink within vanity unit, fitted motion sensor mirror, low level W.C, upright full-size chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 60ft in length x 30ft in width
East-facing and featuring; patio areas, traditional lawn area, lights, water tap, side access via gate.

Front

Driveway facilitating off-street parking, side access via gate.

