



Total area: approx. 130.8 sq. metres (1407.7 sq. feet)



Repton Road | Orpington | BR6

£575,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Extended semi-detached bungalow
-  Spacious through lounge/dining room
-  Modern 4-piece suite bathroom
-  Garage and off-street parking
-  2 Double bedrooms
-  Contemporary kitchen/diner
-  Newly erected outbuilding with electrics and plumbing
-  10-12 minutes walk to Chelsfield Station



Kenton are delighted to present to the market this well-presented rear-extended 2-bedroom semi-detached bungalow situated on a popular road, offering a perfect blend of modern decor and practicality. Internally, a generously-sized kitchen/diner serves as the heart of the home, providing a wonderful space for cooking and entertaining. Connected via internal double doors is the through lounge and dining room, which also features doors to the rear garden, allowing for seamless indoor-outdoor living. To the front of the property are two double bedrooms, with the main bedroom benefiting from a lovely bay-fronted window that enhances both its light and space, along with a contemporary bathroom featuring a 4-piece suite. For those who may be looking to further enhance the space, there is potential to convert the loft (subject to planning permissions). Outside, the property enjoys a well-established, south-facing rear garden, complete with a patio area, a stylish pergola, and a traditional lawn. Additionally, to the rear of the garden, a newly erected outbuilding offers fantastic flexibility with a reception space, snug, and shower room, all fully equipped with plumbing and electrics, offering almost infinite options for its usage. A separate garage is also attached to the outbuilding, ideal for additional storage. The front of the property is complemented by a resin driveway providing parking for 2-3 vehicles. Repton Road is ideally located within a short 10-12 minute walk to Chelsfield Station and with a number of highly regarded schools nearby, such as (but not limited to) The Highway Primary School and St. Olaves Grammar School. Furthermore, the R1 bus stop is also just a stone's throw away for added convenience. We urge your earliest attention to view.

£575,000 Freehold



124 Repton Road, Orpington, BR6



Entrance Hall

Double glazed front door, access to loft with a drop-down ladder, radiator, coved ceiling, vinyl flooring.

Through Lounge/Dining Room

28'2" x 10'7" (8.59m x 3.22m)

Lounge: Double French style doors onto the rear garden, radiator, coved ceiling, vinyl flooring. Dining Room: Fitted storage cupboard, radiator, coved ceiling, vinyl flooring.

Kitchen/Diner

19'1" x 9'11" (5.82m x 3.03m)

Double glazed windows to the side and double glazed French style doors onto the rear garden, comprehensive range of matching base and wall units, cupboards and drawers, extensive working surfaces with splash back, stainless steel sink unit with mixer tap, integrated upright fridge and freezer, integrated gas hob with extractor hood over, integrated oven and grill, integrated microwave, integrated slimline dishwasher and concealed unit with plumbing for a washing machine, radiator, Amtico vinyl flooring.

Bedroom 1

14'9" into bay x 10'7" (4.49m into bay x 3.22m)

Double glazed bay window to the front, coved ceiling, radiator, fitted carpets.

Bedroom 2

9'12" x 10'0" (3.04m x 3.06m)

Double glazed window to the front, coved ceiling, radiator, fitted carpets.

Bathroom

8'0" x 6'7" (2.45m x 2.01m)

Two double glazed frosted windows to the side, panelled bath with mixer tap and shower extension, low level WC, wash hand basin in vanity unit, corner shower cubicle, fitted shelving, part-tiled walls, radiator, extractor fan and Amtico tiled flooring.

Rear garden

South facing rear garden with an extensive patio area, traditional lawn, pergola, flowerbeds and borders, side access via gates, outside water tap, and lighting.

Outbuilding

Newly erected outbuilding providing versatile space, comprising; Open-plan reception space (5.88m x 3.58m): Wall mounted electric heater, television point, plumbing and electrics for a kitchenette area to be installed, plug sockets with USB points, vinyl flooring. Sliding stable door to: Shower room (1.59m x 2.28m): Shower cubicle, low-level WC, wash hand basin on vanity unit, heated towel rail, vinyl flooring. Snug (4.11m x 2.27): Open partition wall onto the reception space, wall-mounted electric heater, plug sockets with USB points, vinyl flooring.

Garage (Attached to Outbuilding)

13'1" x 7'5" (4.00m x 2.25m)

Up and over door, power and light. Up and over door, power and light. Door into further store room measuring 1.74m x 2.25m.

Driveway

Ample off-street parking for multiple vehicles via a resin driveway, flowerbed, gates to rear garden.

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