


Total area: approx. 89.7 sq. metres (966.0 sq. feet)



Ramsden Road | Orpington | BR5

£375,000

-  2 bedroom semi-detached house
-  South-facing rear garden
-  Walking distance to High Street
-  Extension potential STPP
-  Project opportunity
-  Driveway
-  Stations and popular schools accessible
-  No onward chain



Kenton is pleased to present this 2 bedroom semi-detached house, conveniently-located with; Orpington High Street, popular schools and general amenities within close proximity. Throughout, the property effectively requires complete refurbishment and modernisation but as such represents a fantastic project opportunity for first-time buyers looking for a property to make their own, and investors alike. The ground floor accommodation features; a through living/dining room which in turn opens on to a small conservatory area, an ample-sized kitchen as well as a "lean to" area to the side (which does require refurbishment in particular). To the first floor you will find two double bedrooms (one of which features built-in storage/wardrobe space) as well as a wet room and separate W.C. Externally, there is a rear garden featuring both patio traditional lawn areas and which features the ever-coveted south-orientation. Furthermore, to the front is a further small garden area in addition to a driveway facilitating off-street parking. Notably, there are precedents amongst neighbouring properties for extensions and loft conversions too. Orpington Station is just a 10-15 minute walk away, with its range of; restaurants, bars, leisure and beauty facilities as well as handy shops. Both Orpington and St. Mary Cray Stations are effectively equidistant at a mile or so away, providing direct and frequent services into central London respectively. The popular and reputable (currently rated Ofsted "good") Harris Academy School is just a few minutes' walk away, with a host of other well-regarded schools within a mile radius. Offered to the market with the benefit of no onward chain, also.

£375,000 Freehold



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Hallway

11'4" x 5'11" (3.46m x 1.81m)

Wooden front door, frosted double glazed window to side (to "lean to"), staircase to first floor with storage/meter cupboard underneath, radiator, original electric heater, fitted carpet.

Living/Dining Room

21'11" x 11'12" maximum (6.69m x 3.65m maximum)

Double glazed window to rear, double glazed doors to rear (leading to conservatory), feature gas fireplace, serving hatch to Kitchen, radiators.

Conservatory

4'9" x 8'1" (1.44m x 2.46m)

Glazed windows to sides and rear.

Kitchen

9'10" x 9'3" (3.00m x 2.83m)

Double glazed window to rear, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, sink unit, integrated 4-ring gas hob with extractor hood over, space and plumbing for washing machine, further utility space, built-in larder cupboard, wall-mounted combination boiler, radiator, vinyl flooring. Door to;

Lean To

22'1" x 5'6" (6.73m x 1.68m)

Frosted double glazed window to side (to hallway), wooden door to front, wooden door to rear (leading to rear garden), power, light.

Landing

11'7" x 5'12" (3.53m x 1.82m)

Double glazed window to side, access to loft, radiator, fitted carpet.

Bedroom 1

11'11" x 11'11" (3.64m x 3.64m)

Double glazed window to front, radiator.

Bedroom 2

9'1" x 11'10" maximum (2.77m x 3.60m maximum)

Double glazed window to rear, built-in storage/airing cupboards (one cupboard houses a radiator).

Wet Room

5'8" x 5'7" (1.72m x 1.70m)

Frosted double glazed window to rear, walk-in shower area, wash hand basin with splashback tiling, radiator, vinyl flooring.

W.C

3'4" x 6'1" (1.02m x 1.86m)

Double glazed window to front, half-tiled walls, low level W.C, original electric heater.

Rear Garden

Approximately 65ft in length

South-facing and featuring; patio area, traditional lawn area, mature trees and shrubs, original brick out-building, access to "lean to", water tap.

Front

Traditional lawn area, mature shrubs, driveway, access to "lean to".

