



Total area: approx. 105.6 sq. metres (1136.4 sq. feet)



51 Hood Avenue | Orpington | BR5

£550,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extended semi-detached family home
- Open-plan kitchen/diner
- Downstairs WC
- Easterly-facing garden
- 3 Bedrooms
- Spacious lounge
- Garage, plus driveway for 3 cars
- Walking distance to St Mary Cray Station



Situated in a quiet, no-through road, Kenton are delighted to present to the market this extended semi-detached family home. Internally, you will find a family-sized lounge with double partition doors onto the open-plan kitchen/diner, (along with the downstairs WC) which in turn looks out to the South-facing rear garden. Upstairs are 3 good sized bedrooms, two of which are double in size and then a comfortable single room, as well as a newly fitted family bathroom. The easterly-facing rear garden is a delightful outdoor space, perfect for entertaining or relaxing in the sun, to the rear a concrete hard-standing has been placed offering the potential for any new owner to build a home office or gym alike, if they desire. Also worth noting is the garage which offers ample storage or alternatively the option of converting into a further useable room (subject to planning permissions), as well as the paved driveway to the front with space for 3 cars. Hood Avenue is ideally situated for St Mary Cray train station (under 10 minutes' walk), and many well-regarded schools, namely Poverest Primary School. Furthermore, the Nugent Shopping Park with its popular shops and eateries, is situated only a stone's throw away. Overall, the property has been well-maintained throughout, and we highly recommend your earliest attention to view.

£550,000



51 Hood Avenue, BR5



Entrance Hall

Staircase to first floor, radiator, inset lights, laminated flooring.

Lounge

16'7" x 10'10" (5.05m x 3.30m)

Double glazed bay window to the front, feature electric fireplace, two radiators, coved ceiling, laminated flooring.

Kitchen/Diner

13'2" x 18'11" (4.02m x 5.77m)

Two sets of double glazed patio doors to the rear, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, extensive working surfaces with splashback tiling, range cooker with extractor hood over, integrated dishwasher, space for washing machine, space for tumble dryer, space for American-style fridge freezer, breakfast bar, built-in larder cupboard, radiator, coved ceiling, inset lighting, vinyl flooring.

Downstairs WC

7'3" x 6'6" measured at maximum (2.21m x 1.97m measured at maximum)

Low-level WC, wash hand basin in vanity unit with splashback tiling, chrome heated towel rail, large built-in downstairs storage cupboard, laminated flooring.

Landing

Double glazed window to the side, built-in airing cupboard, inset lighting, fitted carpet.

Bedroom 1

12'2" x 11'3" (3.72m x 3.42m)

Double glazed window to the front, radiator, coved ceiling, laminated flooring.

Bedroom 2

19'9" x 8'4" measured at maximum (6.03m x 2.54m measured at maximum)

Double glazed window to the rear, access to loft, radiator, coved ceiling, laminated flooring.

Bedroom 3

6'8" x 10'11" (2.03m x 3.33m)

Double glazed window to the rear, radiator, coved ceiling, laminate flooring.

Bathroom

6'1" x 7'7" (1.86m x 2.32m)

Double glazed window to the side, panelled bath with mixer tap and shower extension, plus rainforest showerhead, low-level WC, wash hand basin in vanity unit, inset fitted mirrored cabinet, radiator, fully-tiled walls, inset spot lights, extractor fan, tiled flooring.

Rear Garden

Extensive patio area which is partially covered, traditional lawn, hard-standing to the rear (with potential to build a summerhouse/home office), access to garage.

Garage

20'5" x 7'11" (6.23m x 2.42m)

Electric remote controlled up and over door to front, power and light, door to rear giving side access to garden.

Front

Imprinted concrete driveway with ample off-street parking for 3 vehicles.

