



Total area: approx. 152.3 sq. metres (1639.4 sq. feet)



The Ridge | Orpington | BR6

Asking price of £800,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Chain free
- Prime location
- 2 Reception rooms
- Garage & driveway
- Halls-adjointing semi-detached house
- 4 Bedrooms
- Kitchen/breakfasting room
- South-westerly facing garden



Kenton are delighted to present to the market this delightful halls-adjointing semi-detached house offering spacious living in a highly sought-after residential area, and being neutrally decorated throughout, this property delivers the perfect opportunity to create your dream home at one's leisure. Situated on a quiet road, this well-maintained property comprises; a traditional bay-fronted living room, a separate dining room, and a large contemporary kitchen/breakfast room — making it perfect for family living. A convenient downstairs WC adds to the practicality of the layout. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom with a separate WC. The property also features a south-west facing rear garden, offering a sunny and peaceful retreat, while the front driveway provides off-road parking for one car (with the potential to pave further for an additional space) as well as access to the garage for extra storage. The Ridge is situated within easy reach of Orpington Station, providing excellent links to central London, as well as being in close proximity to highly regarded schools, including Darrick Wood School and Crofton School. This property is offered chain-free and presents exciting possibilities for future extensions/re-configurations subject to planning permission should any new owner wish to explore. So as not to miss out on this rare opportunity to secure a family home in a coveted location, we recommend your earliest attention.

Asking price of £800,000 - Freehold



The Ridge, BR6



Porch

Multi-pane double doors, tiled flooring.

Entrance Hall

Original front door with leaded light side window panels, staircase to first floor with cupboard under, radiator, picture rail, wood flooring.

Lounge

15'6" x 12'6" (4.72m x 3.81m) into bay
Double glazed bay window to the front, feature fireplace, picture rail, radiators, fitted carpet.

Dining Room

13'7" x 10'12" (4.14m x 3.35m)
Double glazed sliding doors to the rear garden, radiator, picture rail, wood flooring.

Kitchen/Breakfast Room

13'5" x 16'11" (4.09m x 5.15m)
Double glazed windows to the rear, door to the side, range of matching wall and base units, cupboards and drawers, central island, stainless steel sink unit with mixer tap, woodblock work surfaces, integrated hob and oven with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for breakfast table, built-in larder cupboard, radiator, coved ceiling, laminate flooring.

Downstairs W.C.

Single glazed frosted window to the side, low-level WC, wash hand basin, chrome heated towel rail, wood flooring.

Landing

Leaded light window to the side, access to loft, radiator, picture rail, fitted carpet.

Bedroom 1

15'8" x 12'5" (4.78m x 3.78m) into bay
Double glazed bay window to the front, built-in double wardrobe, radiator, picture rail, fitted carpet.

Bedroom 2

15'7" x 11'2" (4.75m x 3.40m) measured at maximum points
Double glazed window to the rear, radiator, picture rail, fitted carpet.

Bedroom 3

14'12" x 8'11" (4.57m x 2.72m)
Double glazed windows to the front and rear, radiator, wood flooring.

Bedroom 4

11'5" x 6'5" (3.48m x 1.96m)
Double glazed window to the front, radiator, picture rail, vinyl flooring.

Bathroom

Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension, wash-hand basin, built-in cupboard, radiator, vinyl flooring.

W.C.

Frosted window to the side, low-level WC.

Garage

16'5" x 8'9" (5.00m x 2.67m)
Up and over door.

Rear Garden

South-westerly facing with paved patio area, traditional lawn, mature shrubs and trees, side access via gate.

Front Garden/Driveway

Paved driveway for 1 car, traditional lawn, mature shrubs.

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