



Eton Road | Orpington | BR6

£600,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- 3 bedroom semi-detached house
- Corner plot with significant extension potential
- Conservatory
- Ground floor shower/utility room
- Vast garden areas to; rear, side & front
- Garage & driveway
- Most convenient location
- No onward chain



£600,000



Kenton are pleased to present this extended 3 bedroom semi-detached house, situated on an extensive corner plot and so boasting significant potential, as well as being within close proximity to a range of; transport links, general amenities and popular schools. Internally, the ground floor accommodation comprises; a spacious living room, ample-sized fitted kitchen, additional reception space in the form of a conservatory, as well as a shower/utility room with W.C. To the first floor, you will find three well-proportioned bedrooms with two benefitting from built-in wardrobes, in addition to a family bathroom which features both a walk-in corner shower cubicle and a stylish roll-top bath. Externally, there are vast garden areas to; the rear, side and front which feature traditional lawn areas. Furthermore, there is also a detached garage, with off-street parking available in the form of a driveway in front. As aforementioned, the property is situated in a corner plot and so resultantly offers the next prospective owners significant extension potential with precedents amongst similar neighbouring properties for similar extensions. Chelsfield Station is a mere 10 minutes' walk away, providing direct and frequent services into central London. Additionally, the popular and reputable (currently rated Ofsted "Good") The Highway Primary School is also within short walking distance, with the well-renowned and coveted St. Olaves and Newstead Wood Grammar Schools easily-accessible also. A parade of handy shops are also within walking distance, with Orpington High Street itself and its array of; restaurants, bars and leisure facilities just a short drive or bus ride (with but stops also within short walking distance) away. Offered to the market with the benefit of no onward chain.

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Hallway

Wooden front door, double glazed window to side, inset spotlighting, staircase to first floor with storage/meter cupboards underneath, laminated wood flooring.

Living Room

19'8" x 12'0" maximum (6.00m x 3.66m maximum)

Double glazed window to front, double glazed wooden doors to rear (leading to rear garden), coved ceiling, inset spotlighting, radiators, fitted carpet.

Kitchen

13'4" x 11'9" (4.07m x 3.58m)

Glazed window to rear, coved ceiling, inset spotlighting, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit, integrated dishwasher, space for Rangemaster oven with fitted extractor hood over, space for American-style fridge freezer, laminated wood flooring. Door to;

Conservatory

8'4" x 12'6" (2.53m x 3.81m)

Double glazed with double doors to rear garden, radiator, fitted carpet.

Shower/Utility Room

7'11" x 5'8" (2.41m x 1.72m)

Double glazed frosted window to front, double glazed frosted window to side, fully-tiled walls, utility area with base units and space for washing machine/tumble dryer, walk-in shower cubicle, low level W.C, wash hand basin, heated towel rail, laminated wood flooring.

Landing

Double glazed window to front, access to loft, airing cupboard, fitted carpet.

Bedroom 1

11'8" maximum x 9'12" onto wardrobes (3.55m maximum x 3.04m onto wardrobes)

Double glazed window to rear, coved ceiling, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

13'3" x 9'6" onto wardrobes (4.04m x 2.89m onto wardrobes)

Double glazed window to rear, built-in wardrobes, radiator, fitted carpet.

Bedroom 3

8'8" x 8'8" (2.64m x 2.65m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

5'7" x 10'8" (1.70m x 3.24m)

Double glazed frosted windows to side, inset spotlighting, half-tiled walls, walk-in shower cubicle, roll-top bath, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, vinyl flooring.

Rear Garden

Approximately 65ft in length maximum x 45ft in width maximum

Pebbled patio area, traditional lawn area, storage shed, access to garage, light, side access via gate.

Garage

16'12" x 11'1" maximum (5.18m x 3.38m maximum)

Access from/to both front and rear garden, power, light.

Front & Side Garden/Areas

Front gate, traditional lawn area, mature trees and shrubs, access to garage with off-street parking available in front, light, side access via gate.

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