



Total area: approx. 83.2 sq. metres (895.3 sq. feet)



## Repton Road | Orpington | BR6

Asking price of £575,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Stylishly-presented 3 bedroom semi
- Contemporary open-plan kitchen/diner
- Significant extension potential STPP
- Shops/general amenities also within walking distance
- Walking distance to Chelsfield Station
- South-facing, circa 75ft long rear garden
- Close proximity to popular & coveted schools
- Built-in storage to two bedrooms

# Kenton



Kenton are delighted to market this stylishly-presented 3 bedroom semi-detached house, conveniently-situated within close proximity to both Chelsfield Station and a range of popular and coveted schools. Unequivocally, the focal point of the property is the contemporary open-plan kitchen/diner to the rear, featuring a modern fitted kitchen as well as ample dining space, with this area also boasting lots of natural light owing to both the south orientation and two doors as well as a central window, to the rear garden. Further reception space in the form of a separate living room, featuring an attractive fireplace, is at the front. To the first floor, you will find three bedrooms, two of which feature built-in storage space. Furthermore, the bathroom also features a contemporary three-piece suite. Notably, both the hallway and landing are also fashionably-decorated, with on-trend art-deco flooring to the former, in addition to an attractive banister and dado railing. Externally, as aforementioned the rear garden is south-facing and measures approximately 75ft in length, with both patio and traditional lawn areas, as well as a further decked area representing an ideal spot for entertaining and BBQ's. To the front is a further attractive traditional lawn area. Incidentally, should one wish then it should certainly be viable to convert the front traditional lawn area into a paved driveway, for which there is precedents amongst several neighbouring properties, however there is also currently off-street parking available to the rear via a service road situated on Stirling Drive. Also worthy of mention is the extension potential on offer (STPP by default), with again precedents for several varying different extensions/loft conversions amongst neighbours. Chelsfield Station is a mere few minutes' walk away, providing direct and frequent services into central London. An array of reputable Primary Schools are within a mile radius, namely the popular; The Highway, Warren Road and Green Street Green Schools (currently-rated Ofsted "good", "outstanding" and "good" respectively). Furthermore, the well-renowned St. Olaves and Newstead Wood Grammar Schools are also accessible. A range of handy shops and general amenities are also within short walking distance, situated on nearby Windsor Drive. Orpington High Street itself and its range of; shops, restaurants, bars and leisure and beauty facilities is also just a short drive or bus ride away.

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## 246 Repton Road, Orpington, BR6



### Hallway

Composite front door, staircase to first floor with cupboard under, dado rail, radiator, art-deco tiled flooring.

### Lounge

12'5" x 12'11" (3.78m x 3.94m)

Double glazed window to the front with fitted shutters, feature fireplace with wooden surround, radiator, fitted carpet.

### Kitchen/Diner

19'9" x 9'10" (6.03m x 3.00m)

Double glazed window to the rear, double glazed patio doors to the rear, further double glazed door to the rear, range of fitted contemporary wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive woodblock work surfaces with splashback tiling, integrated gas hob with oven under and extractor hood over, space for fridge freezer, space and plumbing for washing machine and dishwasher, radiator, laminate wood flooring.

### Landing

Built-in airing cupboard, access to loft, dado rail, fitted carpet.

### Bedroom 1

12'6" x 11'7" (3.81m x 3.53m)

Double glazed window to the rear with fitted shutters, built-in double wardrobe, radiator, fitted carpet.

### Bedroom 2

9'11" x 11'7" (3.02m x 3.53m)

Double glazed window to the rear, radiator, fitted carpet.

### Bedroom 3

8'8" x 7'11" (2.64m x 2.41m)

Double glazed window to the front with fitted shutters, cupboard over stairs with custom drawers, radiator, fitted carpet.

### Bathroom

Double glazed windows to the rear, panelled bath with shower extension over, low-level WC, wash hand basin in vanity unit, radiator, laminate flooring.

### Rear Garden

Circa 75ft

South-westerly facing, large patio area with steps down to a traditional lawn, decked area with pergola, raised flowerbeds, gate out to rear access for parking, 2 brick built storage cupboards, side access via gate.

### Front Garden

Traditional lawn.

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