



Total area: approx. 92.8 sq. metres (998.5 sq. feet)



Shelley Close | Orpington | BR6

£600,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  3 well-proportioned bedrooms
-  Modern kitchen
-  Attractive rear garden
-  Walking distance to Orpington Station & High Street
-  Ample-sized living room + conservatory
-  Ground floor W.C
-  Extensive driveway
-  Close proximity to popular, reputable schools



Kenton is delighted to present this 3 bedroom semi-detached house, presented in contemporary and stylish decorative order throughout and located within short walking distance to Orpington Station. Internally, to the ground floor the accommodation comprises; an ample-sized living room which in turn opens on to a conservatory overlooking the rear garden and also to which the central heating extends, and so making this area an ideal one for dining. Furthermore, the kitchen is again ample-sized and in modern order. The ground floor accommodation is completed with a handy cloakroom with W.C, with a well-sized hallway (which itself features built-in storage cupboards, too) serving the ground floor. To the first floor, you will find three well-proportioned bedrooms and a family bathroom. Externally, there is an attractive rear garden featuring both patio and traditional lawn areas, in addition to an extensive driveway to the front. As referenced, Orpington Station is a mere few minutes' walk away and provides direct and frequent services into central London. Furthermore, some of Orpington's most reputable and popular schools are also nearby, including; the ever-coveted Newstead Wood & St. Olaves Grammar Schools as well as the well-regarded Tubbenden Primary School. Orpington High Street is also easily-accessible via either walk or short bus ride/drive and features an array of; handy shops, restaurants, bars and leisure and beauty facilities.

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Hallway

8'3" x 6'11" maximum (2.51m x 2.10m maximum)

Composite front door with frosted double glazed window panels, staircase to first floor with storage cupboard underneath, built-in storage cupboard, radiator, wooden flooring.

Living Room

19'10" x 12'9" maximum (6.05m x 3.88m maximum)

Double glazed window to front, double glazed door to rear (on to conservatory), door to rear (on to conservatory), feature electric fireplace, radiator, wooden flooring.

Conservatory

7'1" x 16'12" (2.16m x 5.17m)

Double glazed window to side, double glazed windows to rear, double glazing sliding doors to rear (on to rear garden), door to Living Room, coved ceiling, radiator, wooden flooring.

Kitchen

10'11" x 8'2" (3.32m x 2.50m)

Double glazed window to side, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, composite sink unit with swan-neck tap, integrated oven with 4-ring gas hob and extractor hood fitted over, space for upright fridge-freezer, plumbing for washing machine, plumbing for dishwasher, radiator, wooden flooring.

Cloakroom

4'4" x 2'5" (1.33m x 0.74m)

Frosted double glazed window to side, half-tiled walls, low level W.C, wash hand basin in vanity unit, tiled flooring.

Landing

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

Bedroom 1

11'8" x 12'9" maximum (3.55m x 3.89m maximum)

Double glazed window to rear, radiator, fitted carpet.

Bedroom 2

8'1" x 12'2" (2.47m x 3.72m)

Double glazed window to front, built-in storage cupboard, radiator, fitted carpet.

Bedroom 3

8'10" x 8'6" (2.68m x 2.58m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

4'11" x 5'7" (1.49m x 1.71m)

Frosted double glazed window to side, half-tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 60ft in length

Patio area, traditional lawn area, plastic storage shed, water tap, storage side access via gate.

Front

Paved driveway providing off-street parking for multiple vehicles, side access via gate.

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