



Total area: approx. 92.2 sq. metres (991.9 sq. feet)



## Rookesley Road | Orpington | BR5

Guide Price £400,000 - £425,000

- 3 bedroom semi-detached house
- Significant extension potential STPP
- Garage
- Convenient yet peaceful location
- Marketed for the first time since 1957
- Westerly-facing rear garden
- Driveway
- No onward chain





GUIDE PRICE £400,000.00 - £425,000.00. Kenton are delighted to present this 3 bedroom semi-detached house that will undoubtedly make a wonderful home for the next prospective owners, being marketed for sale for the first time since 1957 when originally built. Whilst objectively, the property requires general renovation throughout (although that said a new combination boiler has recently been installed), it has evidently been well-maintained by the former owners and remains un-extended, with precedents for various differing extensions amongst neighbouring properties. The ground floor comprises ample reception space in the form of a box bay-fronted living room which in turn opens on to a separate dining room, as well as the kitchen situated to the rear overlooking the garden. To the first floor, you will find three well-proportioned bedrooms, as well as a bathroom and adjacent separate W.C (with it certainly possible to amalgamate these in to one bigger bathroom). Externally, there is a pleasant rear garden, boasting a westerly orientation, measuring circa 65ft in length and featuring both patio and traditional lawn areas. Notably, there is also an ample-sized garage to the side, which features both power and light. Furthermore, there is also a driveway to the front in addition to a further garden area. As referenced, within the vicinity is a number of precedents for various different extensions. As such, theoretically (i.e subject to planning permission, by default) it would be viable for the next prospective owners to extend to the rear, convert the garage and also convert the loft (or indeed all of the above). Rookesley Road is conveniently yet peacefully situated, with both a range of amenities but equally vast Kent countryside, within close proximity. Specifically, Orpington High Street (and its array of; handy shops, restaurants, bars and leisure and beauty facilities) is just a short drive or bus ride away. Furthermore, both Orpington and St. Mary Cray Stations are also a short drive or bus ride away, providing direct and frequent services into central London, respectively. Some of Orpington's most popular schools are also nearby, namely the currently-rated Ofsted "good" (respectively) Harris and St. Mary Cray Academies. Marketed with the benefit of no onward chain.

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## Hallway

11'9" x 5'7" (3.59m x 1.70m)  
Double glazed frosted front door, double glazed window to side, staircase to first floor with storage cupboard underneath, radiator, fitted carpet.

## Living Room

17'2" into bay x 11'10" (5.24m into bay x 3.61m)  
Double glazed box bay window to front, radiator, fitted carpet.

## Dining Room

7'10" x 9'12" (2.39m x 3.04m)  
Double glazed window to rear, built-in storage cupboard, radiator, fitted carpet.

## Kitchen

9'7" x 8'8" (2.92m x 2.63m)  
Double glazed window to rear, half-tiled walls, range of matching wall and base units with cupboards and drawers, original larder cupboard, separate built-in cupboard with shelving, work surfaces, stainless steel 1 & 1/2 bowl sink unit, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, wall-mounted Worcester combination boiler, tiled flooring.

## Landing

7'8" x 5'7" maximum (2.34m x 1.71m maximum)  
Double glazed window to side, access to loft, fitted carpet.

## Bedroom 1

12'0" x 10'0" maximum (3.66m x 3.05m maximum)  
Double glazed window to front, fitted wardrobes, radiator, fitted carpet.

## Bedroom 2

7'10" maximum x 11'11" maximum (2.40m maximum x 3.64m maximum)  
Double glazed window to rear, built-in wardrobes, separate built-in storage cupboard, radiator, fitted carpet.

## Bedroom 3

8'11" x 7'2" (2.71m x 2.18m)  
Double glazed window to front, radiator, fitted carpet.

## Bathroom

4'8" x 5'7" (1.43m x 1.69m)  
Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, wash hand basin, radiator, fitted carpet.

## W.C

4'8" x 2'5" (1.43m x 0.74m)  
Double glazed frosted window to side, tiled walls, low level W.C, fitted carpet.

## Rear Garden

Approximately 65ft in length x 30ft in width  
Westerly-facing and featuring; patio area, traditional lawn area, mature trees and shrubs, wooden storage shed, greenhouse, light, side access via gate.

## Garage

17'7" x 8'2" (5.37m x 2.49m)  
Electric door to front, glazed wooden door to rear (leading to rear garden), power, light.

## Front

Driveway facilitating off-street parking, traditional lawn area, mature shrubs, light, side access via gate.



