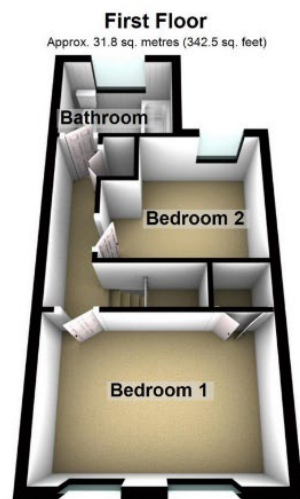
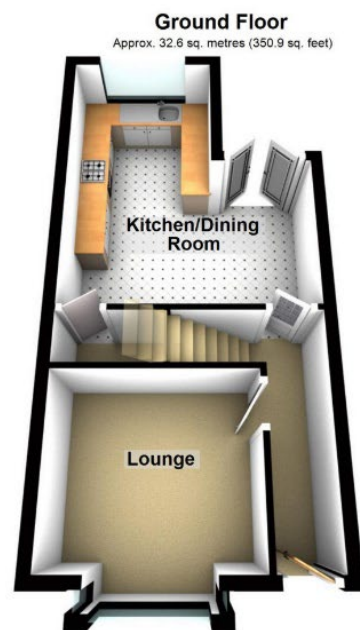




Total area: approx. 64.4 sq. metres (693.3 sq. feet)



## Wiltshire Road | Orpington | BR6

Asking price of £435,000

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 64        |
| (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                     |         |           |

- Victorian terraced house
- "Eat-in" kitchen/diner
- Walking distance to Orpington Station and High Street
- Well-maintained and neutrally decorated throughout
- 2 bedrooms
- Separate lounge
- Situated on the cusp of Broomhill Common
- Resident's permit parking to front





Kenton are delighted to present to the market this charming 2 bedroom Victorian cottage, tucked away on the cusp of Broomhill Common whilst equally being within a few minutes' walk to Orpington High Street, Wiltshire Road offers the perfect blend of serenity and convenience. Internally, the property has been well-kept and neutrally decorated throughout by the current owners, comprising; a bay-fronted lounge, plus a large "eat-in" kitchen/diner to the rear which overlooks the garden. Upstairs you will find 2 well-sized bedrooms (with the master bedroom featuring an original cast-iron fireplace), along with a family bathroom. Outside, the rear garden is totally secluded and measures circa 60ft, and to the front of the property, a resident permit parking scheme is in operation on the road. As mentioned, Wiltshire Road is ideally situated for Orpington High Street, as well as Orpington station (circa 15 minutes' walk). Furthermore, there are a number of well-regarded schools in the locality (namely Perry Hall Primary which is Ofsted rated "outstanding"). To our mind, the property would be well-suited to a first time buyer, or those looking to downsize, and would recommend a viewing to fully appreciate the accommodation and charm on offer.

Asking price of £435,000





# Wiltshire Road, Orpington, BR6



## Entrance Hall

3.77m x 0.93m (12'4" x 3'1")  
Entrance door with double glazed panel windows, staircase to first floor, radiator, coved ceiling, laminated wood flooring.

## Living Room

3.49m x 3.14m (11'5" x 10'4")  
Double glazed bay window to front, radiator, coved ceiling, laminated wood flooring.

## Kitchen/Dining Room

4.51m x 4.16m (14'10" x 13'8") measured at maximum  
Double glazed doors to rear, double glazed window to rear, understairs storage cupboard, range of matching wall and base units, cupboards and drawers, work surfaces with splashback tiling, integrated oven with gas hob and extractor hood over, integrated fridge freezer, integrated washing machine, integrated slimline dishwasher, radiator, coved ceiling, tiled flooring.

## Landing

Access to loft, airing cupboard housing hot water cylinder, fitted carpet.

## Bedroom 1

2.92m x 4.41m (9'7" x 14'6")  
Double glazed windows to front, feature fireplace, built-in storage cupboard, radiator, coved ceiling, fitted carpet.

## Bedroom 2

2.61m x 3.19m (8'7" x 10'6")  
Double glazed window to rear, radiator, coved ceiling, fitted carpet.

## Bathroom

1.95m x 2.36m (6'5" x 7'9")  
Double glazed frosted window to rear, fully-tiled walls, bath with shower extension over, W.C, wash hand basin, inset lighting, shaver point, radiator, coved ceiling, tiled flooring.

## Rear Garden

Pebbled seating area, traditional lawn, flowerbeds and borders, mature trees and shrubs, wooden storage unit, pergola and decking to the rear.

## Residents permit parking to front

Annual cost: Annual cost: £80 per annum, visitor vouchers available to purchase of £45 for a pack of 15



