



Total area: approx. 65.3 sq. metres (702.7 sq. feet)



Kenton

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Brickfield Farm Gardens | Locksbottom | BR6

£425,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

- 2 bedroom end-of-terrace house
- Modern, fully-fitted kitchen
- Conservatory
- Driveway & garage
- Stylishly-presented
- Ample-sized living room
- Attractive yet low/no maintenance garden
- Conveniently-located



Kenton are delighted to market this stylishly-presented 2 bedroom end-of-terrace house, conveniently-located within close proximity to Locksbottom High Street as well as the ever-coveted Darrick Wood School. Having been effectively entirely-renovated throughout by the vendors during their ownership, resultantly you will find a property in contemporary manner and immaculate condition throughout. Internally, the ground floor comprises; a modern and fully-fitted kitchen to the front, an ample-sized living room as well as additional reception space in the form of a conservatory overlooking the rear garden. To the first floor, you will find two well-proportioned bedrooms as well as a contemporary bathroom. Externally, there is an attractive and relatively well-sized rear garden that features both patio and artificial lawn areas, and so perfect for prospective buyers seeking a low/no maintenance rear garden (as it currently is). Notably, there is also a driveway to the front as well as a garage en-bloc (which, conveniently, can be accessed directly via the rear garden). As referenced, Locksbottom High Street is just a short walk away and features an array of popular restaurants and bars as well as handy shops including a Sainsbury's. Furthermore, the ever-reputable Darrick Wood School (Primary & Secondary) is also just a short walk-away. Additionally, both Orpington High Street as well as Bromley and its shopping centre are a quick drive or bus ride away. Undoubtedly, an ideal first property purchase or equally ideal for down-sizers or even investors alike.

£425,000



Brickfield Farm Gardens, Locksbottom, BR6



Porch

Storage cupboard, tiled flooring.

Hallway

Staircase to first floor.

Kitchen

9'7" x 5'10" (2.92m x 1.78m)
Double glazed multipane window to the front, contemporary fitted kitchen with matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, woodblock worksurfaces with splashback tiling, integrated hob with oven under, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, laminated wood flooring.

Lounge/Diner

18'7" x 11'9" (5.66m x 3.59m)
Double glazed sliding doors on to the conservatory, radiator, coved ceiling, laminated wood flooring.

Conservatory

9'10" x 10'9" (2.99m x 3.28m)
Double glazed conservatory on low-level brick base, double doors to the rear garden, tiled flooring.

Landing

Access to loft, fitted carpet.

Bedroom 1

10'0" x 9'7" onto wardrobes (3.06m x 2.93m onto wardrobes)
Double glazed multi-pane window to the rear, fitted wall-to-wall wardrobes with sliding doors, radiator, coved ceiling, fitted carpet.

Bedroom 2

9'3" x 11'9" (2.82m x 3.57m)
Double glazed multi-pane window to the front, built-in cupboard, radiator, coved ceiling, fitted carpet.

Bathroom

5'5" x 5'11" (1.66m x 1.80m)
P-shaped panelled bath with mixer tap and shower extension over, low-level WC, wash hand basin in vanity unit, fully tiled walls, chrome heated towel rail, art-deco tiled flooring.

Rear Garden

Low-maintenance rear garden with patio area, artificial lawn, direct access into the rear of the garage, side access to the front via gate.

Front Garden

Block-paved.

Garage En-Bloc

Up and over door, power and light.

