



Total area: approx. 149.6 sq. metres (1609.8 sq. feet)



## Gillmans Road | Orpington | BR5

£550,000

-  Spacious bungalow
-  Full-width conservatory
-  Circa 1,600 sqft collectively
-  Garage, out-building & driveway
-  SELF-CONTAINED ANNEXE
-  3 well-proportioned bedrooms
-  Attractive yet low-maintenance garden
-  Close to High Street & popular schools

# Kenton



£550,000



Kenton are delighted to present this deceptively-spacious (circa 1,610 square foot collectively) and well-presented 3 bedroom semi-detached bungalow, featuring the benefit of a SELF-CONTAINED ANNEXE also. Having been extended in the form of a full-width conservatory to the rear which in turn opens on to the kitchen, and with the living room also of very adequate size, resultantly this is a home offering ample reception space. The bedrooms are well-proportioned and two also benefit from fitted wardrobes. A neutral bathroom and separate adjacent W.C complete the accommodation. Notably the hallway is also spacious. Evidently, the property has been well-maintained throughout also. Externally, there is an attractive yet low-maintenance rear garden, measuring approximately 65ft in length, boasting an easterly-orientation and featuring both patio and artificial lawn areas. Additionally, there is also an ample-sized garage as well as a separate outbuilding which makes an ideal office, for instance. Furthermore, the aforementioned self-contained annexe represents a truly versatile space for the prospective new owners, featuring; a fitted and very practical kitchen, an ample-sized living room, an equally-ample sized bedroom as well as a shower room area. The annexe is also both double glazed and gas centrally-heated and so is very much usable all year round and for multiple different purposes. Additionally there is also off-street parking for multiple vehicles to the front via a large paved driveway. Gillmans Road is conveniently-located, with both a range of transport links and general amenities as well as a range of popular schools easily-accessible. For instance, Orpington High Street is walking distance away and features an extensive range of; handy shops, restaurants, bars, beauty and leisure facilities (including an ODEON cinema complex). Orpington Station is circa 1 mile away (with bus routes to, nearby), offering direct and frequent services into central London. The popular Harris Academy School is within very close proximity, with additionally the coveted and reputable Blenheim Primary School nearby too. Furthermore the well-renowned St. Olaves and Newstead Wood Grammar Schools are also relatively easily-accessible.

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### Porch

3'4" x 3'7" (1.01m x 1.09m)

Wooden door with double glazed frosted window.

### Hallway

22'8" maximum x 9'4" maximum (6.92m maximum x 2.85m maximum)

Double glazed window with fitted shutters to side, coved ceiling, built-in storage cupboard access to loft (which is both insulated and partially-boarded), built-in meter cupboard, radiator, wooden flooring.

### Living Room

16'8" x 10'11" (5.08m x 3.34m)

Double glazed UPVC doors with adjacent double glazed windows to Conservatory, coved ceiling, feature electric fireplace, radiator, wooden flooring.

### Conservatory

9'2" x 21'5" (2.80m x 6.54m)

Double glazed windows to rear, double glazed UPVC door to rear, double glazed UPVC doors with adjacent double glazed windows to Living Room, wooden flooring.

### Kitchen

9'12" x 11'10" (3.04m x 3.61m)

Double glazed frosted window with fitted shutters to side, coved ceiling, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, composite sink unit with swan-neck mixer tap, integrated oven and grill, integrated gas hob with fitted extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for American-style fridge-freezer, tiled flooring.

### Bedroom 1

11'11" x 10'11" (3.64m x 3.34m)

Double glazed window with fitted shutters to front, coved ceiling, fitted wardrobes, radiator, fitted carpet.

### Bedroom 2

9'12" maximum x 11'11" (3.04m maximum x 3.63m)

Double glazed window with fitted shutters to front, coved ceiling, fitted wardrobes, radiator, fitted carpet.

### Bedroom 3

8'10" x 8'9" (2.70m x 2.66m)

Double glazed window with fitted shutters to side, coved ceiling, radiator, fitted carpet.

### Bathroom

6'1" x 7'9" (1.85m x 2.36m)

Double glazed frosted window to side, half-tiled walls, inset spotlighting, panelled bath with shower extension over, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### W.C

2'9" x 5'11" (0.84m x 1.81m)

Double glazed frosted window to side, half-tiled walls, low level W.C, tiled flooring.

### Rear Garden

Approximately 65ft in length x 35ft in width East-facing and featuring; patio area, artificial lawn area, access to Garage, access to Office, storage shed, flowerbeds and borders, mature trees and shrubs, light, water tap, side access via gate, separate gate to opposite side.

### Garage

15'9" x 7'10" (4.80m x 2.38m)

Double doors to front, double glazed UPVC door to side, double glazed window to side, power, light.

### Office

8'9" x 5'11" (2.67m x 1.80m)

Double glazed frosted window to side, glazed window to rear, double glazed UPVC frosted door to side, power, light.

### Annexe Living Room

12'2" x 9'3" (3.72m x 2.81m)

Double glazed window to front, double glazed frosted UPVC door to side, feature electric fireplace, radiator, laminated wood flooring.

### Annexe Kitchen

7'4" x 9'6" (2.23m x 2.90m)

Double glazed window to rear, double glazed frosted UPVC door to side, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit, integrated fridge-freezer, fitted extractor hood, wall-mounted boiler (concealed in cupboard), laminated wood flooring.

### Annexe Bedroom

12'3" x 9'8" (3.74m x 2.94m)

Double glazed window to front, double glazed window to side, radiator, laminated wood flooring.

### Annexe Shower Area

7'3" x 9'5" (2.20m x 2.87m)

Double glazed frosted window to rear, low level W.C, wash hand basin in vanity unit, chrome heated towel rail.

### Front

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

