








Total area: approx. 56.0 sq. metres (603.3 sq. feet)



Perry Hall Close | Orpington | BR6

£425,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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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 2 bedroom semi-detached bungalow
- 
 Popular cul-de-sac location
- 
 Requiring general modernisation
- 
 Westerly-facing rear garden
- 
 Driveway
- 
 Extension potential STPP
- 
 Close to; high street, schools & stations
- 
NO ONWARD CHAIN

Kenton



Kenton are delighted to present this 2 bedroom semi-detached bungalow, situated within a popular cul-de-sac within close proximity to Orpington High Street and all the amenities it has to offer. Internally, you will find; a well-proportioned lounge/diner, a fitted kitchen and in turn a lean-to area, two bedrooms to the front (one of which features a bay window with the other being double aspect), as well as a shower room. Objectively, the property does require general modernisation and renovation throughout. Equally however it has been generally well-maintained. Externally, there is a Westerly-facing rear garden, featuring both a patio and traditional lawn area. To the front is a driveway facilitating off-street parking. Worthy of mention is the extension potential available (STPP by default), with there for instance precedents amongst neighbouring properties for ground floor extensions as well as converting the loft. Perry Hall Close is, as mentioned, situated within short walking distance to Orpington High Street, which features an extensive range of; handy shops, popular restaurants and bars, as well as beauty and leisure facilities including an ODEON cinema complex. Additionally, some of Orpington's most coveted schools are also nearby, such as the ever-reputable (currently rated Ofsted "outstanding") Perry Hall Primary School. Furthermore, both St. Mary Cray and Orpington Stations are just under a mile away, providing direct and frequent services into central London respectively. Marketed with the benefit of NO ONWARD CHAIN also.

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Porch

2'11" x 3'5" (0.89m x 1.05m)

Double glazed leaded light door to front, tiled flooring.

Entrance Hall

6'11" x 3'3" (2.12m x 1.00m)

Double glazed frosted door to front, radiator, fitted carpet.

Lounge/Diner

14'3" x 15'11" (4.35m x 4.85m)

Double glazed sliding door to rear, coved ceiling, feature fireplace, radiator, fitted carpet.

Kitchen

8'0" x 6'9" (2.44m x 2.06m)

Double glazed window to the rear, fully-tiled walls, range of matching wall and base units cupboards and drawers, one and a half bowl stainless steel sink and drainer, working surfaces, space for cooker, radiator, vinyl flooring.

Lean-To

Double glazed door to front and rear, space for fridge/freezer, space for washing machine.

Bedroom 1

12'1" x 9'10" (3.68m x 3.00m)

Double glazed leaded light bay window to the front, range of wall-to-wall fitted wardrobes, radiator, fitted carpet.

Bedroom 2

8'12" x 8'11" (2.74m x 2.72m)

Double glazed leaded light windows to front and side, fitted wardrobe, radiator, fitted carpet.

Bathroom

5'10" maximum x 9'0" (1.77m maximum x 2.75m)

Double glazed frosted leaded light window to the side, fully-tiled walls, shower cubicle, low-level WC, wash hand basin, radiator, tiled flooring.

Rear Garden

Approximately 25ft in length x 35ft in width maximum

Westerly facing garden, mainly laid to lawn, patio, flowerbeds and borders.

Front Garden/Driveway

Off-street parking, mature shrubs.

