



Total area: approx. 121.3 sq. metres (1305.2 sq. feet)



Eccleston Close | Orpington | BR6

£650,000

- Substantial semi-detached bungalow
- Wide corner plot
- Significantly extended
- Luxury open-plan kitchen
- Ample reception space
- 2 bedrooms
- Attractive rear garden
- Garage & driveway

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Kenton are delighted to present this extended 2 bedroom semi-detached bungalow, situated in the most convenient and popular of locations. Having recently been extended further (the property has also already been extended from its original build prior) and positioned on a corner (and so wider-than-average) plot, the property is ultimately substantial in size. However, the property does require a programme of further refurbishment and for the finishing aspects of the aforementioned recent further extension to be completed (primarily just superficial/cosmetic). At the heart of the accommodation is an effectively brand-new luxury open-plan kitchen and dining/breakfasting room with a contemporary and on-trend Navy colour scheme and boasting extensive unit and working surface space as well as a central island. Off of the kitchen, you will find a prospective shower room (which ultimately requires completion) and furthermore a utility room. The reception space is ample, with a large and cozy living room. Furthermore, there are two double bedrooms to the front (the master of which is bay-fronted), both of which feature fitted wardrobes. You will also find a three-piece family shower room. Also worthy of mention is the substantial-sized loft, which is both insulated and boarded and additionally there is also valid planning permission currently in place to ultimately fully-convert the loft. Externally, there is an attractive rear garden which is Westerly in orientation and featuring both a patio and traditional lawn area with mature trees and shrubs. Furthermore, there is also a detached garage to the side (which can be accessed via both the rear garden and the front) and an additional large storage shed. To the front, there is also a driveway providing off-street parking for multiple vehicles. As aforementioned, Eccleston Close is most conveniently-situated, nestled in a tranquil cul-de-sac and within close proximity to a range of transport links and amenities. Namely, Orpington Station is a mere circa 10 minute walk away, providing frequent and direct services into Central London. Orpington High Street is also within relatively short walking distance and features an array of handy shops, popular bars and restaurants and leisure facilities. Some of the area's most popular and desirable schools are also within close proximity, including the Ofsted "outstanding" rated Crofton Primary School (mixed) and also the ever-coveted and well-renowned Newstead Wood and St. Olave's Grammar Schools (Girls and Boys, respectively). To reiterate, the property does ultimately require further renovation and re-decoration, however in our opinion what overrides this is both the overall size and furthermore location and so unquestionably, this represents a unique opportunity for a prospective buyer looking for a large family home in such an ever-coveted location.

Eccleston Close, Orpington, BR6



Hallway

UPVC front door with double glazed stained glass window, coved ceiling, access to loft (which is both insulated and boarded), storage cupboard, radiator, fitted carpet.

Kitchen

24'2" maximum x 15'5" maximum (7.37m maximum x 4.71m maximum)
Double glazed bi-folding doors to rear garden, double glazed window to side, double glazed roof window, inset spotlighting, range of matching wall and base units and cupboards and drawers, wine rack, extensive working surfaces with splashback tiling, central island (with further units off of), double sink unit with tap, integrated dishwasher, space for Rangemaster oven with extractor hood over, space for American-style fridge freezer, contemporary upright radiator, laminated wood flooring.

Utility Room

7'10" x 5'1" (2.38m x 1.56m)
Double glazed window to side, cupboards, plumbing for washing machine, laminated wood flooring.

Shower Room*

8'11" maximum x 9'3" maximum (2.72m maximum x 2.82m maximum)
Double glazed frosted window to side, inset spotlighting, wall-mounted boiler, low level W.C. *Please note this room is, and will remain, incomplete as a conventional shower room.

Living/Dining Room

22'6" x 12'8" (6.85m x 3.86m)
Double glazed window to rear, coved ceiling, feature fireplace, radiator, fitted carpet.

Bedroom 1

14'3" into bay x 9'11" onto wardrobes (4.34m into bay x 3.01m onto wardrobes)
Double glazed leaded light bay window to front, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

10'11" x 9'1" onto wardrobes (3.32m x 2.77m onto wardrobes)
Double glazed leaded light window to front, coved ceiling, fitted wardrobes with sliding mirrored doors, radiator, fitted carpet.

Shower Room

6'4" maximum x 8'8" (1.92m maximum x 2.65m)
Fully-tiled walls, walk-in shower cubicle with glass sliding doors, wash hand basin in vanity unit, low level W.C, airing cupboard, tiled flooring.

Rear Garden

Westerly-facing with; patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, access to garage, large storage shed, water tap, light, side access via gate.

Garage

Detached garage with up-and-over door to front and further door to rear.

Front

Driveway providing off-street parking for multiple vehicles, access to garage, side access via gate.

