



Total area: approx. 107.9 sq. metres (1160.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Aysgarth | Chelsfield Lane | Orpington | BR6

Auction Guide Price £475,000

- Attractive detached bungalow
- Spacious L-shaped living/dining room
- Fitted kitchen
- 3 bedrooms including bay-fronted master
- Most beautiful gardens
- Driveway
- Garage
- No onward chain

Auction Guide Price £475,000



Lot - 136 "AYSGARTH", CHELSFIELD LANE, ORPINGTON, KENT BR6 7RR | Auction Guide Price - £475,000 - plus fees | The property is to be offered online by Clive Emson Auctioneers on 10th June 2025 | To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Kenton are delighted to present this attractive and charming detached bungalow, conveniently-situated on a large plot. Internally, the property comprises; a spacious L-shaped living/dining room overlooking the rear garden, a fitted kitchen, three bedrooms (or alternatively two, should one wish to use one of the bedrooms as a separate dining room) the master of which is bay-fronted and benefits from extensive fitted wardrobes and cabinets, as well as a shower room and separate W.C (which are adjacent to one another and so can easily be amalgamated should one wish). Externally, there is the most beautiful and tranquil of rear gardens; measuring approximately 80ft in length, boasting a Westerly-orientation and featuring a range of mature trees and shrubs and flowerbeds too. To the front, there is a further attractive front garden area in addition to a driveway providing off-street parking. Furthermore, there is an ample garage which features both power and light. Conveniently-situated, you will find a range of transport links and general amenities within close proximity. Namely, Chelsfield Station is circa a mile away and provides direct and frequent services into Central London. Furthermore, Orpington High Street and its extensive range of; shops, restaurants, bars and leisure facilities is also a mere few minutes' drive away or alternatively a short bus ride. Offered to the market with the benefit of no onward chain.





Aysgarth, Chelsfield Lane, Orpington, BR6



Hallway

Front door with double glazed leaded light window panels, coved ceiling, ceiling roses, access to loft, airing cupboard housing hot water cylinder, radiator, fitted carpet.

Living/Dining Room

18'3" maximum x 21'3" maximum (5.56m maximum x 6.48m maximum)
Double glazed leaded light doors to rear garden with window panels, double glazed leaded light window to rear, double glazed stained glass windows to side, coved ceiling, ceiling rose, feature fireplace with wood surround, radiators, parquet flooring.

Kitchen

11'8" x 10'2" (3.55m x 3.11m)
UPVC door to side with double glazed frosted window, double glazed leaded light window to side, tiled walls, larder cupboard, range of matching wall and base units, working surfaces, double sink unit, extractor hood, gas point for oven, plumbing for washing machine/dishwasher, tiled flooring.

Bedroom 1

14'9" into bay x 10'2" onto wardrobes (4.49m into bay x 3.09m onto wardrobes)
Double glazed leaded light bay window to front, coved ceiling, range of fitted wardrobes and cabinets, radiator, fitted carpet.

Bedroom 2

9'9" x 10'9" (2.97m x 3.27m)
Double glazed leaded light window to side, coved ceiling, fitted display cabinet, radiator, fitted carpet.

Bedroom 3

10'10" x 7'11" (3.31m x 2.41m)
Double glazed leaded light window to side, coved ceiling, ceiling rose, radiator, fitted carpet.

Shower Room

5'10" x 6'5" (1.78m x 1.95m)
Double glazed frosted window to side, tiled walls, walk-in shower cubicle, wash hand basin in vanity unit, radiator, tiled flooring.

W.C

2'10" x 6'5" (0.87m x 1.95m)
Double glazed frosted window to side, tiled walls, W.C, wash hand basin, radiator, tiled flooring.

Rear Garden

Approximately 80ft in length x 35ft in width
Westerly facing with; patio area, traditional lawn area, mature trees and shrubs, flowerbeds, storaged shed, lights, water tap, side access via gate.

Front

Driveway, traditional lawn area, flowerbeds, access to garage, side access via gate.

Garage

16'2" x 8'0" (4.92m x 2.44m)
Double doors to front, double glazed frosted window to side, power and light, wall-mounted Worcester boiler, gas and electric meters, fuse box.

