



Total area: approx. 85.6 sq. metres (921.8 sq. feet)

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



## Eton Road | Orpington | BR6

£500,000

- Chain free
- Refurbishment opportunity
- Potential to extend STPP
- Detached bungalow
- 3 Bedrooms
- Garage
- Popular location
- Chelsfield Station within walking distance



Kenton are delighted to present to the market this detached bungalow which requires full renovation throughout, therefore offering any prospective buyer the exciting opportunity to design and transform the property into one that meets their own personal needs! Internally, the current accommodation comprises; 3 sizable bedrooms, an ample lounge, kitchen, plus a shower room and separate WC. Furthermore, outside, the rear garden extends to circa 90ft x 40ft (unmeasured) and is mainly laid to lawn with some established fruit trees; there is also access to the attached garage which lends itself to being demolished to make way for a new extension to the side (one of the many options to extend any new owner may wish to take advantage of, subject to planning permission naturally). To the front of the property, there is a paved driveway for 1 car. Whilst the property is double glazed throughout, a form of heating will need to be installed. Eton Road is conveniently situated for Chelsfield Station (less than 10 minutes' walk) and also reaps the benefits of the R1 bus service. Also worthy of noting is the number of well-regarded schools located within the vicinity, namely but not limited to; The Highway Primary, Warren Road Primary and St Olaves Grammar School. With no forward chain, we highly recommend arranging an appointment to view at your earliest convenience in order to fully appreciate the potential on offer.

£500,000 - Freehold



## Eton Road, Orpington, BR6



### Entrance Hall

Frosted double glazed UPVC front door, small cupboard housing meters, access to loft, floorboards.

### Lounge

11'5" x 14'1" (3.48m x 4.29m)

Double glazed sliding door to the rear garden, electric storage heater, wall lights, floorboards.

### Kitchen

12'3" x 10'6" (3.74m maximum narrowing to 2.98m x 3.19)

Double glazed window to the side, double glazed door to the rear with side window panel, minimal cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces, space for electric cooker, cupboard housing hot water cylinder, original larder cupboard, part-tiled walls, floorboards.

### Bedroom 1

14'2" into bay x 12'12" (4.31m x 3.96m)

Double glazed bay window to the front, stained glass porthole window to the side, picture rail, floorboards.

### Bedroom 2

11'7" x 11'2" (3.53m x 3.40m)

Double glazed window to the front, floorboards.

### Bedroom 3

10'4" x 9'3" (3.16m x 2.81m)

Double glazed window to the side, electric heater, floorboards.

### W.C.

2'6" x 5'7" (0.75m x 1.70m)

Double glazed frosted window to the side, low-level WC, floorboards.

### Shower Room

4'9" x 5'7" (1.45m x 1.69m)

Double glazed frosted window to the side, shower cubicle, corner wash hand basin, part-tiled walls, floorboards.

### Rear Garden

Patio area, mainly laid to lawn, mature shrubs and fruit trees, side access via gate, access to garage, wooden shed.

### Front Garden

Mainly laid to lawn with mature shrubs, paved driveway for 1 car, access to garage.

### Garage

Up and over door.

