



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



## Charterhouse Road | Orpington | BR6

£720,000

- Substantial semi-detached house
- Almost 2,000 square feet
- 5 bedrooms
- Ample reception space
- Ground floor W.C
- South-easterly facing rear garden
- Extensive driveway & front garden
- Convenient, popular location



ALMOST 2,000 SQUARE FEET. Kenton are delighted to present this substantial 5 bedroom semi-detached house, conveniently-situated within close proximity to; transport links, amenities and some of the areas most reputable and coveted schools. Having been significantly-extended by the respective owners, resultantly you will find an abundance of versatile living space for the modern family in the form of, to the ground floor; an ample-sized L-shaped living/dining room, a fitted kitchen overlooking the rear garden with a breakfasting bar area, an enormous double bedroom (or conversely an additional reception room should one prefer) via said extension, as well as a ground floor cloakroom with W.C. The ground floor accommodation is served via a lobby area and hallway (with handy storage space in the former and a built-in storage cupboard in the latter). To the first floor, you will find a further four bedrooms (with "Bedroom 1" benefitting from an extensive range of fitted wardrobes and storage units) and a sizeable family bathroom which features both a corner bath and separate walk-in shower cubicle. Incidentally, the landing also features some handy usable space. Objectively, the property does require some general modernisation throughout but, unquestionably, properties of this size in this location come to the market very sporadically. Externally, there is a south-easterly facing rear garden with features; a patio area, traditional lawn area, decking area and also access to the garage (which can also be accessed via the front). To the front is an extensive driveway with ample off-street parking space for several vehicles, as well as a further attractive front garden area with traditional lawn and mature shrubs. As aforementioned, Charterhouse Road is most conveniently-situated. Chelsfield Station is a mere half a mile or so away and provides direct and frequent services into Central London. Orpington High Street is also easily-accessible and features an array of; handy shops, restaurants and bars, leisure facilities and also an ODEON cinema complex. The ever-popular and currently Ofsted "Good" rated The Highway Primary School is a few minutes' walk away, with the well-renowned St. Olaves and Newstead Wood Grammar Schools also nearby.

## Charterhouse Road, Orpington, BR6



### Lobby

UPVC double glazed frosted door to front, double glazed leaded light windows to front, double glazed window to rear, coved ceiling, radiator, laminated wood flooring.

### Hallway

Coved ceiling, staircase to first floor, built-in storage cupboard, radiator, laminated wood flooring.

### Bedroom 5/Reception Room

14'1" x 17'12" (4.29m x 5.48m)  
Double glazed leaded light bay window to front, double glazed sliding doors to rear garden, coved ceiling, radiator, fitted carpet.

### Living/Dining Room

17'1" maximum x 25'3" maximum (5.20m maximum x 7.70m maximum)  
L-shaped with; double doors from hallway, double glazed leaded light windows to rear (one of which is a bay), coved ceiling, feature gas fireplace with marble surround, radiators, fitted carpet, laminated wood flooring.

### Kitchen

10'6" x 15'9" (3.21m x 4.81m)  
Double glazed window to rear, double glazed frosted door to rear garden, inset spotlighting, range of matching wall and base units and cupboards and drawers, working surfaces with splashback tiling, stainless steel sink unit, integrated oven and grill, integrated induction hob with extractor hood over, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for American-style fridge freezer, breakfasting bar, radiator, laminated wood flooring.

### Cloakroom

7'3" x 2'9" (2.21m x 0.85m)  
Double glazed frosted window to rear, built-in understairs storage cupboard, low level W.C, wash hand basin with splashback tiling in vanity unit, tiled flooring.

### Landing

7'10" maximum x 20'2" (2.40m maximum x 6.15m)  
Double glazed leaded light window to front, double glazed window to rear, coved ceiling, airing cupboard housing hot water cylinder, access to loft, radiator, fitted carpet.

### Bedroom 1

16'1" maximum x 11'9" maximum (4.89m maximum x 3.59m maximum)  
Double glazed leaded light window to front, range of fitted wardrobes and storage units, coved ceiling, radiator, fitted carpet.

### Bedroom 2

13'7" x 8'9" maximum (4.13m x 2.67m maximum)  
Double glazed window to rear, coved ceiling, radiator, fitted carpet.

### Bedroom 3

12'10" maximum x 10'6" maximum (3.90m maximum x 3.19m maximum)  
Double glazed leaded light windows to front, double glazed window to rear, built-in wardrobe, built-in cupboard, radiator, fitted carpet.

### Bedroom 4

8'0" x 13'1" (2.44m x 3.99m)  
Double glazed leaded light window to side, coved ceiling, radiator, fitted carpet.

### Bathroom

8'3" x 7'9" (2.51m x 2.35m)  
Double glazed frosted window to rear, inset spotlighting, fully-tiled walls, corner bath, walk-in shower cubicle, low level W.C, wash hand basin, radiator, laminated wood flooring.

### Rear Garden

South-easterly facing with; patio area with steps to traditional lawn area, mature shrubs, covered decking area, wendy house, water tap, light, access to garage via door to side.

### Garage

### Front

Driveway facilitating off-street parking for several vehicles, access to garage via up-and-over door to front, traditional lawn area, mature shrubs, lights.

