



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)



## Hardres Terrace | Mosyer Drive | BR5

£425,000

- 4 bedroom end-of-terrace house
- Two reception rooms
- Low-maintenance rear garden
- Ample plot
- Requires modernisation throughout
- Utility room & ground floor W.C
- Double garage & driveway
- No onward chain

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	



£425,000 Freehold



Kenton are delighted to present this well-proportioned 4 bedroom end-of-terrace house situated on an ample plot. Internally, objectively the property requires general renovation and modernisation throughout but has been relatively well-maintained. The ground floor accommodation comprises; two separate reception rooms - namely a good sized dining area and a lounge overlooking the rear garden. Furthermore, there is a fitted kitchen which in turn leads to a utility room (which, incidentally, can also be accessed via the dining area in addition to the benefit of a ground floor cloakroom with W.C. Also worthy of mention is the entrance porch which is again, a notable size. To the first floor, you will find four bedrooms, all of which are a relatively good size in their own right (with two of them also featuring built-in storage space), as well as a family bathroom. Externally, there is a low-maintenance rear garden which features both patio and traditional lawn areas. Significantly, there is also a double garage which can be accessed via both the rear garden and also separately. Additionally, there is also a driveway facilitating off-street parking. To our mind, there is ample space to the side for a single or even double storey extension, subject to obtaining the usual planning consents. Orpington High Street is easily-accessible via a short drive or bus ride and features an extensive array of; restaurants, bars, convenient shops and leisure and beauty facilities. Both Orpington and Chelsfield Stations are just over a mile away and provide direct and frequent services into Central London, respectively. Some of the areas most coveted schools are also within close proximity, including the Ofsted "good" rated Blenheim Primary School (very short walking distance away). Offered to the market with the benefit of no onward chain.



## Hardres Terrace, Mosyer Drive, BR5



### **Porch**

6'1" x 7'6" (1.86m x 2.29m)  
UPVC door to the side with double glazed frosted window panel, double glazed frosted window to the front, cupboard housing electric meter, woodblock flooring.

### **W.C.**

6'6" x 2'5" (1.99m x 0.74m)  
Double glazed frosted window to the front, low-level WC, corner wash hand basin, part-tiled walls, vinyl flooring.

### **Dining Area**

16'3" x 9'8" (4.96m x 2.94m)  
Double glazed frosted front door with large double glazed frosted side window panel, staircase to first floor with cupboard under, coved ceiling, radiator, laminated wood flooring.

### **Kitchen**

11'11" x 7'5" (3.64m x 2.25m)  
Double glazed window to the front, range of matching wall and base units cupboards and drawers, stainless steel 1 and a half sink unit with mixer tap, integrated electric hob, integrated upright oven and grill, working surfaces with splash back tiling, coved ceiling, vinyl flooring. Double swing doors onto:-

### **Utility Room**

6'0" x 7'5" maximum (1.84m x 2.27m)  
Wall-mounted combi boiler, working surfaces, stainless steel sink unit with splashback tiling, plumbing for washing machine, extractor fan, vinyl flooring

### **Lounge**

11'11" maximum x 17'6" (3.63m x 5.33m)  
Double glazed window to the rear, double glazed sliding doors to the rear, built-in cupboard, wall lights, radiator, coved ceiling, fitted carpets.

### **Landing**

Elevated ceiling with double glazed windows to the front, airing cupboard with hot water tank, fitted carpets.

### **Bedroom 1**

12'4" x 8'8" (3.75m x 2.65m)  
Double glazed window to the rear, built-in double wardrobe, wall lights, radiator, fitted carpet.

### **Bedroom 2**

12'4" x 8'6" (3.75m x 2.59m)  
Double glazed window to the rear, radiator, coved ceiling, fitted carpets.

### **Bedroom 3**

9'6" x 8'7" (2.90m x 2.61m)  
Double glazed window to the front, range of fitted wardrobes and dressing table, radiator, elevated ceiling, fitted carpet.

### **Bedroom 4**

9'5" maximum x 8'7" (2.88m x 2.62m)  
Double glazed window to the front, radiator, elevated ceiling, fitted carpet.

### **Bathroom**

6'8" x 5'7" (2.03m x 1.69m)  
Elevated ceiling with double glazed windows to the front, panelled bath with mixer tap, low-level WC, wash hand basin, radiator, chrome heated towel rail, vinyl flooring.

### **Rear Garden**

Traditional lawn, raised flowerbeds, access to garage, gate to the side, gate to the rear.

### **Double Garage**

Up and over door, large workspace.

### **Front Garden**

Paved driveway for 2-3 cars, traditional lawn, mature shrubs and trees



