



Total area: approx. 142.4 sq. metres (1533.1 sq. feet)



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	

## Langdale Close | Orpington | BR6

£775,000

- Modern-style detached bungalow
- Contemporary fitted kitchen
- Beautiful south-east facing garden
- Tranquilly yet conveniently situated
- 3 bedrooms (all with built-in wardrobes)
- 2 bath/shower rooms & cloakroom with W.C
- Double garage & off-street parking
- No onward chain





Kenton are delighted to present this modern-style detached 3 bedroom bungalow, tranquilly yet conveniently situated in a sought-after quiet cul-de-sac yet with Locksbottom High Street and its extensive amenities a mere few minutes' walk away. Internally, the property comprises; an ample-sized L-shaped living/dining room (with sliding doors on to a beautiful rear garden to the rear of the latter area), a contemporary fitted kitchen (again overlooking the rear garden) with integrated appliances and breakfasting bar, a handy and ample-sized utility room, three bedrooms (with "Bedroom 1" benefitting from an en-suite shower room and all three bedrooms benefitting from built-in wardrobes), a modern bathroom and additionally, a separate cloakroom with W.C. All of the accommodation is served via a sizeable hallway which also features built-in storage cupboards. Externally, there is the most attractive of aforementioned rear gardens which is south-easterly in orientation and boasts both patio and traditional lawn areas and being encompassed by mature trees and shrubs. Furthermore, there is an additional attractive garden area to the front. Also worthy of mention is the double garage which also features both power and light. Notably, there is also off-street parking available for two vehicles in front of the garage. Generally, whilst the property would objectively benefit from some minor superficial and cosmetic re-decoration, it is presented in relatively contemporary condition throughout. Langdale Close is, as aforementioned, a quiet and peaceful cul-de-sac with just a handful of properties. However, Locksbottom High Street is just a mere few minutes' walk away and features a range of handy shops (including a Sainsburys supermarket) and popular restaurants and bars. Both Orpington and Bromley and their respective High Streets are also easily accessible via short bus rides, as is Orpington High Street (which provides direct and frequent services into Central London). Langdale Close is also well-situated for some of the areas most desired and coveted schools, including the ever-popular and renowned Darrick Wood School (mixed Primary and Secondary). Offered to the market with the benefit of no onward chain.



## Langdale Close, Orpington, BR6



### Hallway

UPVC front door, coved ceiling, storage cupboard, airing cupboard housing hot water cylinder, cupboard housing boiler, access to loft, radiators, laminated wood flooring.

### Living/Dining Room

21'9" maximum x 18'11" maximum (6.64m maximum x 5.77m maximum)  
L-shaped with; double glazed leaded light windows to front, double glazed sliding doors to rear garden, coved ceiling, serving hatch to Kitchen (which has been blocked up), radiators (3), fitted carpet.

### Kitchen

9'6" x 13'3" (2.90m x 4.03m)  
Double glazed window to rear, double glazed UPVC 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 with swan-neck mixer tap, integrated oven and microwave, integrated 4-ring gas hob with extractor hood over, integrated fridge freezer, breakfasting bar, radiator, tiled flooring.

### Utility Room

9'8" x 6'8" (2.94m x 2.03m)  
Double glazed UPVC door to rear garden, sink unit, plumbing for washing machine, radiator, tiled flooring.

### Cloakroom

5'10" x 3'1" (1.79m x 0.95m)  
Inset spotlighting, extractor fan, tiled walls, low level W.C, corner wash hand basin in vanity unit, radiator, tiled flooring.

### Bedroom 1

12'0" x 13'7" maximum (3.66m x 4.14m maximum)  
Double glazed window to rear garden, built-in wardrobes, radiator, fitted carpet.

### En-Suite Shower Room

8'10" x 2'9" (2.70m x 0.84m)  
Double glazed frosted window to side, inset spotlighting, tiled walls, walk-in shower cubicle, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Bedroom 2

12'10" maximum x 11'10" (3.92m maximum x 3.60m)  
Double glazed leaded light window to front, fitted wardrobes, radiator, fitted carpet.

### Bedroom 3

12'10" maximum x 8'7" (3.90m maximum x 2.62m)  
Double glazed leaded light window to front, double glazed leaded light window to side, built-in wardrobes, radiator, fitted carpet.

### Bathroom

5'6" x 8'4" (1.68m x 2.55m)  
Double glazed frosted window to side, inset spotlighting, tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 40ft in length x 50ft in width  
South-easterly facing with; patio area, traditional lawn area, mature trees and shrubs, storage shed, light, water tap, side access via gate.

### Front

Off-street parking for two vehicles (infront of garage), storage cupboard, paved pathway, traditional lawn area, flowerbeds, side access via gate.

### Double Garage

17'7" x 17'6" (5.36m x 5.34m)  
Up-and-over doors to front, power, light.



