



Total area: approx. 114.6 sq. metres (1233.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Oakdene Road | Orpington | BR5

£475,000

- Well-proportioned terraced house
- Spacious through living/dining room + conservatory
- Rear and front gardens
- Conveniently-situated
- 3 bedrooms
- Contemporary fitted kitchen
- Detached garage (providing parking)
- No onward chain

£475,000 Freehold



Kenton are delighted to present this well-proportioned 3 bedroom terraced house, conveniently-situated within close proximity to; transport links, general amenities and popular schools. Internally, to the ground floor you will find a spacious through living/dining room which in turn opens onto a double glazed conservatory overlooking the rear garden, in addition to a contemporary fitted kitchen. The first floor comprises three well-proportioned bedrooms (with featured fitted wardrobes) as well as a family bathroom and separate W.C. Externally, there is a rear garden featuring both decking and traditional lawn areas, as well as access to a detached garage to the rear which itself can also be accessed (i.e for vehicle parking) via the adjacent road (Littlejohn Road). To the front is a further garden area with traditional lawn. As aforementioned, Oakdene Road is conveniently-located with namely, St Mary Cray Station a mere circa half a mile or so away and providing direct and frequent services into Central London. Furthermore, both Orpington High Street and the popular Nugent Shopping Park are also easily-accessed via a short bus or drive (with the latter within walking distance also). Some of Orpington's most coveted and reputable schools are also nearby, including the Ofsted "good" rated Poverest Primary School and typically Ofsted "outstanding" rated Perry Hall Primary School also. Offered to the market with the benefit of no onward chain.

## Oakdene Road, Orpington, BR5



### Entrance Hall

Staircase to first floor, radiator, wood flooring.

### Living Room & Dining Area

24'3" x 12'9" (7.39m x 3.89m)

Double glazed multipane window to the front, feature fireplace, radiators, wall lights, coved ceiling, wood flooring. Opening on to:

### Conservatory

12'9" x 8'12" (3.89m x 2.74m)

Built on a low-level brick base with double glazed windows to the rear and side, double glazed doors to the side, fitted carpet.

### Kitchen

15'6" x 9'3" (4.72m x 2.82m)

Double glazed multipane window to the rear, double glazed door to the rear, range of contemporary wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces with splashback tiling, space for double oven, plumbing for dishwasher, integrated washing machine, space for American style fridge freezer, built-in storage cupboard, laminate flooring.

### Bedroom 1

12'10" x 9'11" (3.91m x 3.02m)

Double glazed multipane window to the front, range of built-in wardrobes, radiator, fitted carpet.

### Landing

Access to loft, laminated flooring.

### Bedroom 2

11'3" x 10'12" (3.43m x 3.35m)

Double glazed multipane window to the rear, built-in storage cupboards, radiator, fitted carpet.

### Bedroom 3

8'12" x 8'0" (2.74m x 2.44m)

Double glazed multipane window to the front, built-in storage cupboard, radiator, fitted carpet.

### Bathroom

Double glazed frosted multipane window to the rear, panelled bath with mixer tap and shower extension, wash hand basin, heated towel rail, airing cupboard, fully tiled walls, laminated flooring.

### W.C.

Low-level WC, laminated flooring.

### Rear Garden

Approximately 50ft in length

Decking area, traditional lawn with mature shrubs, access to detached garage.

### Garage

Vehicle access via Littlejohn Road, up and over door to the front, double glazed multipane door and window to the side.

### Front Garden

Traditional lawn, mature shrubs.

