



Total area: approx. 62.5 sq. metres (673.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

St Leonards Rise | Orpington | BR6

£550,000

- Recently-renovated & stylishly-presented
- Open-plan reception & kitchen area
- South-facing rear garden
- Peaceful yet convenient location
- 3 bedroom semi-detached bungalow
- Modern family bathroom
- Newly-laid driveway
- Chain free



Kenton are delighted to present this recently-renovated and stylishly-presented semi-detached bungalow, peacefully yet conveniently situated within walking distance to; a range of amenities, transport links and popular schools. Internally, the focal point of the property is an open-plan reception and kitchen area overlooking the rear garden and which features a newly-fitted contemporary navy kitchen (which is fully-fitted) with breakfasting bar. In turn, the open-plan reception and kitchen area leads to a handy utility area which in turn leads to the rear garden. To the front, you will find a spacious first bedroom with bay window, with two further single bedrooms also to either side. Furthermore, there is a modern and again newly-fitted family bathroom. All of the internal accommodation is served via a hallway which is accessed via a handy porch area. All bedrooms benefit from newly-fitted carpets, with an electrical re-wire and installation of a new central heating system also undertaken by the vendor. Externally, the aforementioned rear garden is; south-facing in orientation, well-proportioned and features both patio and traditional lawn areas. Additionally, you will find a newly-laid driveway to the front providing ample off-street parking. St Leonards Rise is a popular, tranquil road with the outlook a vast green area with mature trees. Within short walking distance you will find a range of handy shops and general amenities. Furthermore, both Orpington and Chelsfield Stations are just a mile or so away and provide direct and frequent services into central London respectively. Some of Orpington's most coveted and reputable schools are also within short walking distance, namely; the well-renowned Newstead Wood Grammar School, Tubbenden Primary and Warren Road Primary Schools. Also worthy of mention is the extension potential on offer with precedents amongst neighbouring properties for various different extensions/conversions. CHAIN FREE.

£550,000



St Leonards Rise, Orpington, BR6



Porch

5'1" x 6'6" (1.55m x 1.98m)

Double glazed UPVC door to front, double glazed window to front, double glazed window to Bedroom 2, composite entrance door with frosted double glazed window panels, fitted carpet.

Hallway

Meter cupboard, cupboard housing boiler (newly-installed Vaillant combination), access to loft, radiator, laminated wood flooring.

Open-Plan Area

11'11" x 18'6" (3.63m x 5.65m)

Double glazed window to rear, double glazed UPVC door to utility area, inset spotlighting, feature hanging lights, marble-effect working surfaces, range of matching wall and base units and cupboards and drawers, composite 1 & 1/2 bowl sink unit with brass gold swan-neck mixer tap, integrated Lamona oven and grill, integrated Lamona hob with extractor hood over, integrated fridge/freezer, integrated Lamona slimline dishwasher, breakfasting bar, feature electric fireplace, radiator, laminated wood flooring.

Utility Area

4'6" x 6'0" (1.37m x 1.84m)

Double glazed windows and UPVC door to rear garden, inset spotlighting, work surface with plumbing underneath for washing machine and adjacent space for tumble dryer (for instance), vinyl flooring.

Bedroom 1

13'12" into bay x 10'11" (4.26m into bay x 3.33m)

Double glazed window to front, inset spotlighting, radiator, fitted carpet.

Bedroom 2

9'8" maximum x 7'4" maximum (2.94m maximum x 2.24m maximum)

Double glazed window to front (to porch), inset spotlighting, radiator, fitted carpet.

Bedroom 3

7'4" maximum x 7'9" maximum (2.23m maximum x 2.36m maximum)

Double glazed window to side, inset spotlighting, radiator, fitted carpet.

Bathroom

7'12" x 4'10" (2.43m x 1.47m)

Frosted double glazed window to side, inset spotlighting, extractor fan, panelled bath with shower extension over and splashback wall panel, wash hand basin in vanity unit, low level W.C, chrome heated towel rail, laminated wood flooring.

Rear Garden

Approximately 55ft in length x 30ft in width South-facing with; patio area, traditional lawn area, mature trees and shrubs, flowerbeds and borders, storage shed (which is carpeted), light, side access via gate.

Front

Paved driveway (newly-laid) providing ample off-street parking, light, side access via gate.

