



Total area: approx. 121.1 sq. metres (1304.0 sq. feet)



Spur Road | Orpington | BR6

£750,000

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

-  Attractive 1930's semi-detached house
-  2 reception rooms
-  Short walk to Orpington High Street & Station
-  Driveway
-  4 bedrooms
-  2 bathrooms & ground floor W.C
-  Attractive rear garden
-  Close to coveted schools



£750,000



Kenton are delighted to present this attractive 4 bedroom, 2 reception room and 2 bathroom (& ground floor W.C) semi-detached house, situated within short walking distance to both Orpington High Street and its array of amenities and also Orpington Station. Via a spacious hallway with wooden flooring, the ground floor accommodation comprises; an ample bay-fronted living room, equally-ample dining room with double doors on to the rear garden, a fitted kitchen and the aforementioned ground floor W.C. To the first floor, you will find three well-proportioned bedrooms and a contemporary family bathroom featuring a walk-in shower cubicle also. The original loft space has been converted into a further well-proportioned bedroom, featuring both handy eaves storage space and a stylish en-suite with again, both a bath and separate shower cubicle. Throughout, the property has been well-maintained and is generally presented in modern decorative order. However, some minor finishing touches are required such as the laying of new flooring to the second floor bedroom. Externally, there is a pleasant rear garden measuring approximately 85ft in length and featuring both patio and traditional lawn areas. Furthermore, there is a driveway to the front in addition to a further traditional lawn area. As referenced, Orpington High Street is a mere few minutes' walk away and features an extensive range of; handy shops, leisure facilities, restaurants and bars. Orpington Station is just a circa 10-15 minute walk away also and provides direct and frequent services into central London. Additionally, some of Orpington's most coveted and popular schools are also nearby, namely the well-renowned St. Olaves and Newstead Wood Grammar Schools.

Spur Road, Orpington, BR6



Entrance Hall

Composite front door, with side window panel, staircase to first floor with meter cupboard under, radiator, laminated wood flooring.

WC

Double glaze frosted window to the side, low-level WC, wash hand basin.

Living Room

14'9" into bay x 12'12" (4.49m into bay x 3.96m)
Double glazed leaded light bay window to the front, radiator, coved ceiling, original wood flooring.

Dining Room

12'9" x 11'6" (3.88m x 3.50m)
Double glazed patio doors to the rear, radiator, coved ceiling, original wood flooring.

Kitchen

9'5" x 7'5" (2.88m x 2.26m)
Double glazed window to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, space for gas cooker, plumbing for washing machine, plumbing for dishwasher, space for upright fridge freezer, laminated wood flooring.

Landing

Double glazed window to the side, staircase to loft room, fitted carpet.

Bedroom 2

15'3" into bay x 11'5" (4.66m into bay x 3.49m)
Double glazed leaded light window to the front, radiator, laminated wood flooring.

Bedroom 3

12'10" x 11'7" (3.92m x 3.52m)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom 4

9'2" x 7'7" (2.80m x 2.32m)
Double glazed leaded light window to the front, radiator, fitted carpet.

Bathroom

8'7" x 7'6" (2.62m x 2.28m)
Double glazed frosted window to the rear, panelled jacuzzi bath with mixer tap and shower extension, independent shower cubicle, low-level WC, wash hand basin in vanity unit, heated towel rail, extractor fan, fully tiled walls, vinyl flooring.

Bedroom 1

19'8" x 10'4" (6.00m x 3.15m)
Double glazed window to the rear, 2 double glazed Velux windows to the front, wall lights, access to eaves storage, door to walk-in wardrobe, radiator.

Walk-in Wardrobe

Light, access to eaves.

En-suite Bathroom

8'4" x 5'2" (2.53m x 1.57m)
Double glazed frosted window to the rear, freestanding bath with waterfall mixer tap, independent shower cubicle, low-level WC, wash hand basin in vanity unit, heated towel rail, part-tiled walls, tiled flooring.

Rear Garden

Paved patio area, traditional lawn with flowerbeds and borders, mature shrubs and trees, raised astro-turfed section to the rear, wooden shed, access to side via double gates.

Front Garden/Driveway

Paved driveway, traditional lawn with mature shrubs.

