



Total area: approx. 143.4 sq. metres (1543.6 sq. feet)



Stowe Road | Orpington | BR6

Guide Price £600,000 - £625,000

-  4 bedrooms
-  2 bath/shower rooms & separate ground floor W.C
-  Circa 100ft west-facing garden
-  Convenient & popular location
-  2 reception rooms
-  Utility area
-  Garage & driveway
-  No onward chain



GUIDE PRICE £600,000 - £625,000. Kenton is delighted to present this extended and well-presented 4 bedroom, 2 reception room and 2 bath/shower room (+ additional ground floor W.C) semi-detached house, conveniently-situated nearby to both Chelsfield Station and coveted schools. Internally, the ground floor comprises ample reception space in the form of a living room to the front which then opens onto a separate dining area. In turn, the property has been extended full-width to the rear to facilitate an additional bedroom (as it is currently being utilised but could of course be used as an additional reception room if preferred) which is notably spacious and furthermore, opens on to a dressing room (as it is currently being utilised) and subsequently a shower room. The kitchen is also of ample-size and opens on to a handy utility area which features work surfaces and space and plumbing for both a washing machine and dishwasher. Furthermore, an additional W.C is situated off of the hallway. To the first floor, you will find three well-proportioned bedrooms, all of which benefit from fitted/built-in storage space. A family bathroom completes the first floor accommodation. Externally, there is a very attractive rear garden which; measures approximately 100ft in length, boasts a westerly orientation, features both patio and traditional lawn areas with mature trees and shrubs as well as a feature water pond and furthermore, a substantial detached garage (which can also be used for vehicle parking via gates and an access road to the rear). To the front, there is a further traditional lawn area and also a driveway for off-street parking. As referenced, Stowe Road is conveniently-situated within close proximity to; transport links, popular schools and general amenities. Chelsfield Station is a mere 10 minute or so walk away and provides direct and frequent services in to central London. The reputable The Highway Primary School is also within short walking distance with additionally, the well-renowned Newstead Wood and St. Olaves Grammar Schools also accessible. Orpington High Street is a short drive or bus ride away (with bus routes available within walking distance) and features a range of; restaurants, bars, handy shops and leisure facilities. Separately, general convenience shops are also within walking distance. Furthermore, the property is offered to the market with the benefit of no onward chain.

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Hallway

Double glazed frosted UPVC front door, double glazed frosted leaded light window to front, staircase to first floor with storage cupboard underneath, picture rail, radiator, tiled flooring.

Living Room

11'3" x 14'0" (3.44m x 4.27m)
Double glazed leaded light window to front, picture rail, feature electric fireplace with brick surround, radiator, fitted carpet. Opening on to;

Dining Room

9'11" x 10'3" (3.02m x 3.13m)
Double glazed UPVC frosted doors to Bedroom 4, picture rail, radiator, fitted carpet.

Bedroom 4

12'2" x 15'6" (3.70m x 4.72m)
Double glazed UPVC doors to rear garden, coved ceiling, radiators, fitted carpet. Door to;

Dressing Room

8'8" x 7'10" (2.65m x 2.39m)
Double glazed window to rear garden, coved ceiling, radiator, fitted carpet. Door to;

Shower Room

3'1" maximum x 4'12" on to shower (0.93m maximum x 1.52m on to shower)
Tiled walls, extractor fan, walk-in shower cubicle, low level W.C, wash hand basin, tiled flooring.

Kitchen

12'8" x 9'11" (3.85m x 3.01m)
Range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space for gas cooker with fitted extractor hood over, alcove which in itself has space for upright fridge freezer, tiled flooring. Opening on to;

Utility Area

16'3" x 4'0" (4.96m x 1.22m)
Double glazed UPVC door to side, double glazed frosted window to side, work surfaces, space and plumbing for both washing machine and dishwasher, space for upright fridge freezer, wall-mounted Vailant boiler, built-in meter cupboard, radiator, tiled flooring.

W.C

4'11" x 2'8" (1.50m x 0.82m)
Double glazed frosted window to side, low level W.C, tiled flooring.

Landing

Double glazed frosted window to side, fitted carpet.

Bedroom 1

11'11" x 12'4" maximum & onto wardrobes (3.63m x 3.77m maximum & onto wardrobes)
Double glazed leaded light window to front, coved ceiling, fitted wardrobes, feature cast iron fireplace, radiator, fitted carpet.

Bedroom 2

9'12" x 14'3" maximum (3.04m x 4.35m maximum)
Double glazed window to rear, coved ceiling, built-in storage cupboards, radiator, fitted carpet.

Bedroom 3

8'5" x 9'4" (2.57m x 2.84m)
Double glazed leaded light window to front, built-in storage cupboard over stairs, radiator, fitted carpet.

Bathroom

5'11" x 5'10" (1.80m x 1.79m)
Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, chrome heated towel rail, laminated wood flooring.

Rear Garden

Approximately 100ft in length x 30ft in width
Westerly-facing with; patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, feature water pond, detached garage, lights, water tap, side access via gate, rear access via gate (facilitating option for one to park car in garage if they so wish).

Garage

20'12" x 9'11" (6.40m x 3.01m)
Double glazed window to front, double glazed windows to side, door to side, up-and-over door to rear, power, light.

Front

Traditional lawn area, mature shrubs, driveway, side access via gate.

Kenton

