



Total area: approx. 68.0 sq. metres (731.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Renton Drive | Orpington | BR5

£400,000

- Semi-detached bungalow
- Contemporary fitted kitchen
- Modern shower room
- Driveway
- 2 Double bedrooms
- Good size lounge
- Garage and maintainable rear garden
- R4 Bus route nearby





Kenton are delighted to present to the market this charming semi-detached bungalow, situated on the edge of Kentish Countryside whilst equally being within easy access of Orpington High Street. Internally, the property is well-proportioned, comprising; a good size lounge with feature fireplace and doors leading to the rear garden, a contemporary fitted kitchen with separate utility area, 2 double bedrooms (with the second bedroom benefitting from fitted wardrobes) plus a newly fitted shower room and separate WC. Outside, the rear garden is of a maintainable size (circa 40ft in length), with a garage for storage as well as a paved driveway to the front providing off-street parking. Overall, the bungalow has been reasonably well-maintained throughout but equally offers the potential for any new owner to place their own mark on the property, or even expand the accommodation by converting the loft space (subject to the usual planning permissions) as others have done so. As referenced, Renton Drive is situated within easy access to Orpington High Street and train station, with the R4 bus route (servicing both locations) located within a stone's throw of the bungalow. Furthermore, there are a handful of well-regarded schools within close proximity, namely St Philomena's Primary and Blenheim Primary.

£400,000





## Renton Drive, BR5



### Porch

Double glazed frosted door to the front, fitted carpet.

### Entrance Hall

Original stained glass front door with matching side window panel, access to loft, radiator, fitted carpet.

### Lounge

16'1" x 10'11" (4.89m x 3.32m)

Double glazed sliding patio doors to the rear garden, electric fire with stone surround, radiator, coved ceiling, fitted carpet.

### Kitchen

12'8" x 8'4" (3.85m x 2.53m)

Double glazed window to the side, range of matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated gas hob with extractor over, integrated upright oven and grill, breakfast bar, 2 built-in storage cupboards, radiator, vinyl flooring. Door to:

### Utility Area

5'7" x 8'2" (1.69m x 2.49m)

Glazed windows to the rear and side, door to the garden, plumbing for washing machine, space for bridge freezer, carpet.

### Bedroom 1

11'11" x 10'10" (3.63m x 3.29m)

Double glazed leaded light window to the front, radiator, coved ceiling, fitted carpet.

### Bedroom 2

11'2" x 9'8" (3.41m x 2.95m)

Double glazed leaded light window to the front, wall-to-wall fitted wardrobes, radiator, coved ceiling, fitted carpet.

### Shower Room

5'3" x 5'4" (1.61m x 1.62m)

Double glazed frosted window to the side, shower cubicle with electric shower, wash hand basin in vanity unit, fully tiled walls, heated towel rail, tiled flooring.

### WC

2'7" x 4'11" (0.80m x 1.51m)

Double glazed frosted window to the side, low-level WC, fully tiled walls, radiator.

### Rear Garden

Patio area, traditional lawn with flowerbeds and borders, further patio area to the rear, access to garage, side access via gate.

### Garage

Up and over door to front, door to side leading into garden.

### Driveway

Paved driveway.



# Kenton

