



## Chipperfield Road | Orpington | BR5

£450,000

-  Spacious semi-detached house
-  3 double bedrooms
-  First time marketed in circa 50 years
-  Ground floor W.C
-  East-facing rear garden
-  Detached garage & driveway
-  Close to St. Mary Cray Station & popular schools
-  No onward chain



Kenton is delighted to present this spacious 3 double bedroom semi-detached house, conveniently-situated within short walking distance to St. Mary Cray Station as well as being within close proximity to some of Orpington's most popular schools. Being marketed for sale for the first time in circa 50 years, undoubtedly this property represents a wonderful long-term family home prospect for potential purchasers. Whilst objectively the property requires general modernisation throughout, it has very-evidently been well-maintained and so is very much presented in liveable condition from the outset. Internally, the accommodation comprises, to the ground floor; a well-proportioned living/dining room with double doors on to the rear garden, an ample-sized fitted kitchen as well a lobby area featuring storage space and handily, a cloakroom with W.C. To the first floor, you will find the aforementioned three double bedrooms (two of which feature built-in storage) as well as the family bathroom. Notably, both the hallway and landing are also ample in size. Externally, there is an attractive east-facing rear garden which features both patio and traditional lawn areas, in addition to access to a detached garage. To the front is a further garden area as well as a driveway. Also worthy of mention is the extension potential on offer (STPP by default), with precedents amongst neighbours for both rear extensions and loft conversions, for instance. St. Mary Cray Station is a mere 10-15 minute walk away, providing direct and frequent services into central London. The reputable Poverest Primary School is also just half a mile or so away, with other coveted schools also nearby. The Nugent Shopping Park and its range of handy shops and eateries is also easily-accessible, with Orpington High Street itself just a short drive or bus ride away too. Offered to the market with the benefit of no onward chain.

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### Hallway

UPVC front door, staircase to first floor with built-in storage cupboard underneath, built-in meter cupboard, fitted carpet.

### Living/Dining Room

24'12" x 12'8" maximum (7.61m x 3.87m maximum)

Double glazed window to front, double glazed doors to rear (leading to rear garden), coved ceiling, electric fireplace, radiators, fitted carpet.

### Kitchen

10'6" x 10'8" (3.21m x 3.25m)

Double glazed window to rear, range of matching base units with cupboards and drawers, work surfaces, stainless steel sink unit with splashback tiling, space for gas cooker, plumbing and space for washing machine, wall-mounted Vaillant boiler, radiator, fitted carpet.

### Lobby Area

3'1" x 5'4" (0.95m x 1.62m)

Wooden door to side with glazed window panels (leading to side/rear garden), built-in storage cupboard.

### W.C

2'4" x 4'9" (0.71m x 1.44m)

Frosted double glazed window to side, low level W.C, laminated wood flooring.

### Landing

Double glazed window to side, double glazed window to front, airing cupboard housing hot water cylinder, access to loft, fitted carpet.

### Bedroom 1

13'4" maximum x 12'12" maximum (4.07m maximum x 3.95m maximum)

Double glazed window to rear, built-in single wardrobe, radiator, fitted carpet.

### Bedroom 2

9'11" x 12'10" (3.03m x 3.92m)

Double glazed window to front, electric heater, radiator, fitted carpet.

### Bedroom 3

10'2" x 10'10" (3.11m x 3.29m)

Double glazed window to rear, built-in single wardrobe, electric heater, radiator, fitted carpet.

### Bathroom

6'6" maximum x 7'10" maximum (1.99m maximum x 2.38m maximum)

Frosted double glazed window to side, tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, radiator, tiled flooring.

### Rear Garden

Approximately 60ft in length x 35ft in width East-facing and featuring; patio area, traditional lawn area, mature shrubs, access to detached garage, light, side access via gate.

### Garage

Double doors to front, glazed windows to side.

### Front

Traditional lawn area, driveway, side access via gate.

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