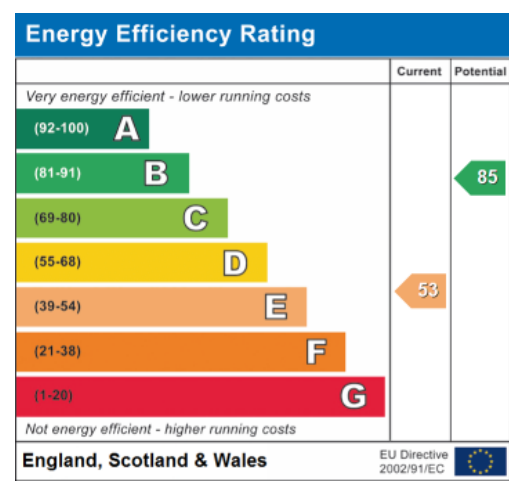


Total area: approx. 95.1 sq. metres (1023.5 sq. feet)



Kings Road | Orpington | BR6

£525,000



- Stylishly-presented end-of-terrace house
- Open-plan kitchen/dining room
- Utility room
- Separate front living room
- 3 ample-sized bedrooms
- Modern, luxury bathroom
- South-west facing garden + driveway
- Close to; stations, schools and amenities



Kenton are delighted to market this stylishly-presented end-of-terrace house, conveniently-situated with both Orpington and Chelsfield Stations less than a mile away, with an array of popular and coveted schools also nearby. The focal point of the ground floor is an open-plan kitchen/dining room to the rear, featuring a contemporary fitted kitchen with breakfasting bar and ample dining and reception space. In turn, you will find a very handy utility room which then leads to the rear garden (with this also accessible via sliding doors from the dining area). To the front is further reception space in the form of a separate living room, which is tastefully-decorated and perfectly-sufficient in size. Notably, the hallway is also well-proportioned and furthermore, there is a handy porch to the front facilitating additional storage space. To the first floor, you will find three bedrooms which are also ample-sized, in addition to a modern, luxury bathroom. Also worthy of mention is the loft space which is both boarded and insulated and also featuring a Velux window to the rear as well as both power and light, and so a very versatile area that could be utilised in various different ways. Externally, the rear garden is attractive yet low-maintenance, boasting a south-west orientation and featuring both patio and artificial lawn areas. Furthermore, there is also handy side access. To the front, there is a driveway facilitating off street parking. As referenced, Orpington Station is a mere circa 0.7m or so away (circa 15-20 minutes walking distance), with Chelsfield Station only slight further afield as well, with both providing direct and frequent services into central London. The ever-popular and highly-reputable Warren Road School (currently rated Ofsted "Outstanding") is just a 5-10 minute walk away, with a number of other well-regarded schools easily-accessible too, namely the well-renowned St.Olaves and Newstead Wood Grammar Schools. Orpington High Street is also easily-accessed and features an array of; handy shops, restaurants, bars and leisure and beauty facilities. Separately, some handy general convenience shops and cafes/pubs are also within walking distance.

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Porch

3'8" x 6'6" (1.13m x 1.99m)
UPVC door to front with frosted double glazed window panels, frosted double glazed windows to front, wooden flooring.

Hallway

11'10" x 6'0" (3.60m x 1.83m)
Composite door with frosted window panel, inset spotlighting, staircase to first floor with storage cupboard underneath, contemporary radiator, wooden flooring.

Living Room

14'1" x 10'8" maximum (4.28m x 3.26m maximum)
Double glazed window to front, inset spotlighting, contemporary radiator, wooden flooring.

Open-Plan Kitchen/Dining Room

19'1" maximum x 16'11" maximum (5.81m maximum x 5.16m maximum)
Double glazed sliding doors to rear garden, double glazed door to utility room, inset spotlighting, range of matching wall and base units with cupboards and drawers, granite work surfaces with glass splashback, breakfasting bar, stainless steel sink unit with swan-neck mixer tap, integrated oven and grill, integrated induction hob with fitted extractor hood over, integrated fridge, integrated under-the-counter freezer, feature electric fireplace, contemporary radiator, wooden flooring.

Utility Room

7'7" x 6'10" (2.30m x 2.09m)
Double glazed UPVC door to rear garden, double glazed window to rear, range of matching wall and base units, work surfaces with splashback tiling, plumbing for washing machine, plumbing for dishwasher, wall-mounted Vaillant combination boiler (installed 2022), vinyl flooring.

Landing

7'3" x 5'11" (2.20m x 1.81m)
Frosted double glazed window to side, access to loft (which is both boarded and insulated and also features a Velux window to rear as well as power and light), wooden flooring.

Bedroom 1

12'2" x 10'8" (3.70m x 3.25m)
Double glazed window to front, inset spotlighting, contemporary radiator, wooden flooring.

Bedroom 2

11'1" x 10'8" (3.38m x 3.26m)
Double glazed window to rear, inset spotlighting, contemporary radiator, wooden flooring.

Bedroom 3

8'5" x 5'12" (2.57m x 1.82m)
Double glazed window to front, inset spotlighting, contemporary radiator, wooden flooring.

Bathroom

6'8" x 7'5" (2.04m x 2.25m)
Frosted double glazed window to rear, inset spotlighting, fully-tiled walls, panelled bath with shower extension over, inset storage space with motion sensor lighting, low level W.C, floating wash hand basin with motion sensor lighting, fitted vanity unit, matte black heated towel rail, tiled flooring.

Rear Garden

Approximately 65ft in length
South-west facing and featuring; patio area with raised flowerbeds, artificial lawn area, wooden storage shed, water tap, lighting, side access via gate.

Front

Driveway, lighting, side access via gate.

