



Crofton Road | Orpington | BR6

£600,000

- Chain free
- First time to the market in circa 65 years
- 2 Reception rooms
- 3 Bedrooms
- In need of modernisation
- South-facing garden
- Outbuilding
- Darrick Wood & Crofton Schools within close proximity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Kenton are delighted to present to the market for the first time in circa 65 years, this charming 3 bedroom semi-detached house situated in the popular Crofton area of Orpington. Set back from the road, this property offers any new owner the opportunity to breathe a new lease of life into the home, with both the renovation and expansion potential on offer. Internally, the accommodation currently comprises; a welcoming entrance hallway which in turn leads to the bay-fronted lounge, a good size dining room which has been extended to the rear to form an additional sitting room overlooking the rear garden, plus a separate kitchen. Upstairs are 3 bedrooms (2 doubles and 1 single room), as well as a bathroom and separate WC. Outside, the Southerly-facing rear garden is a real suntrap, with well-established plants and shrubs. Also worthy of note is the outbuilding (previous utilised as a painting studio) which benefits from power and light, therefore could easily be transformed into a home office or gym. To the front of the property there is a paved driveway providing off-street parking. Objectively the property requires modernisation throughout, but has clearly been a well-loved family home. Crofton Road is well placed for a number of well-regarded schools (Darrick Wood and Crofton to name just a couple), and Orpington Station is situated within less than 15 minutes' walk, making this the ideal home for professional families.

£600,000



163 Crofton Road, Orpington, BR6



Entrance Hall

Wooden front door, double glazed window to the side, staircase to first floor with meter cupboard under, fitted carpet.

Lounge

15'0" into bay x 11'7" (4.57m into bay x 3.54m)
Double glazed bay window to the front, gas fireplace with stone surround, fitted carpet.

Dining Room/Sitting Room

23'5" x 10'8" (7.14m x 3.24m)
Double glazed sliding patio doors to the rear garden, double glazed window to the side, fitted carpet.

Kitchen

8'10" x 7'7" (2.70m x 2.32m)
Double glazed window to the rear, double glazed door to the side, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, working surfaces, fully tiled walls, space for gas cooker, plumbing for washing machine, understairs cupboard housing fridge freezer, carpet tiles to floor.

Landing

Double glazed window to the side, access to loft, fitted carpet.

Bedroom 1

14'9" into bay x 11'8" (4.49m into bay x 3.55m)
Double glazed bay window to the front, fitted carpet.

Bedroom 2

12'6" x 10'8" (3.80m x 3.24m)
Double glazed window to the rear, fitted carpet.

Bedroom 3

7'9" x 6'9" (2.36m x 2.07m)
Double glazed window to the front, fitted carpet.

Bathroom

5'10" x 7'10" (1.77m x 2.38m)
Double glazed frosted window to the rear, cupboard housing hot water cylinder, panelled bath, wash hand basin, tiled walls.

WC

2'9" x 4'3" (0.84m x 1.30m)
Double glazed frosted window to the side, low-level WC.

Rear Garden

South-facing, patio area, traditional lawn with mature plants, shrubs and trees, access to the front via gate, access to outbuilding.

Outbuilding

Double glazed windows to front, side and rear, door to garden, power and light.

Front Garden/Driveway

Driveway for off-street parking, traditional lawn with mature shrubs and flowers.

