



## Northfield Avenue | Orpington | BR5

£450,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Stylishly-presented bungalow
- Well-proportioned living area
- Modern, luxury kitchen & shower rooms
- Driveway
- 2 bedrooms
- Extended, open-plan kitchen/dining area
- South-facing rear garden
- Conveniently-situated





MOST STYLISHLY-PRESENTED. Kenton are delighted to market this both stylishly and immaculately presented semi-detached bungalow, conveniently-situated within easy access to general amenities and transport links. Internally, the accommodation comprises; a well-proportioned living area featuring an attractive fireplace which in turn opens on to a contemporary open-plan kitchen/dining area, which features; a breakfasting bar, modern high-quality kitchen and sliding doors on to the rear garden. To the front, you will find two tastefully-decorated bedrooms. Furthermore, the shower room is again of stylish and luxury style. Notably, there is also a ample-sized loft area which is both boarded and also features a velux window to the rear. The aforementioned rear garden is most pleasant yet incredibly low-maintenance, boasting the ever-coveted south orientation and featuring both patio and decking areas. Additionally, to the front is a further patio area and also a driveway facilitating off-street parking (with, in any case ample un-restricted on-street parking invariably available too). Whilst the property has already been extended slightly to the rear (by prior owners), also worthy of mention is the further extension potential on offer (STPP) with, for instance, precedents for loft conversions amongst neighbouring properties. Both St. Mary Cray and Orpington Stations are located circa 1 mile away (the former is slightly closer at circa 0.8m or so) and provide direct and frequent services into London. Orpington High Street and its array of; handy shops, restaurants and bars and leisure facilities is a circa 15-20 minute walk away or alternatively, just a short drive or bus ride away (with bus routes nearby). Some of the area's most popular and well-renowned Schools are also within close proximity, namely the popular St. Mary Cray and Harris academies, currently-rated Ofsted "Good" respectively.

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Hallway

10'2" x 3'10" (3.09m x 1.16m)  
Composite UPVC entrance door with double glazed frosted window panels to side, coved ceiling, access to loft, radiator, laminated wood flooring.

Living Area

15'7" x 10'11" (4.74m x 3.33m)  
Coved ceiling, feature fireplace with marble surround, feature shelving with lighting, contemporary upright matte radiator, laminated wood flooring. Archway leading to;

Kitchen/Dining Area

14'2" maximum x 18'5" maximum (4.31m maximum x 5.61m maximum)  
Double glazed window to rear, double glazed sliding UPVC doors to rear garden, double glazed window to side, coved ceiling (to Kitchen area), inset spotlighting, breakfasting bar with granite surface and storage units under, range of matching wall and base units and cupboards and drawers, granite work surfaces with splashback tiling, composite sink unit with swan-neck tap, integrated oven and grill with hob and extractor hood over, integrated slimline dishwasher, space for American-style fridge freezer, plumbing for washing machine, contemporary upright matte radiator, laminated wood flooring.

Bedroom 1

13'9" x 11'2" (4.19m x 3.40m)  
Double glazed box bay window with plantation shutters to front, coved ceiling, radiator, laminated wood flooring.

Bedroom 2

9'2" x 7'7" (2.79m x 2.30m)  
Double glazed window with plantation shutters to front, coved ceiling, radiator, laminated wood flooring.

Shower Room

5'7" x 7'5" (1.70m x 2.27m)  
Double glazed frosted window to side, inset spotlighting, walk-in shower cubicle with tiled surround, low level W.C and wash hand basin in vanity unit, feature mirror with L.E.D lighting, built-in storage cupboard, chrome heated towel rail, art-deco tiled flooring.

Rear Garden

Approximately 40ft in length  
South-facing and featuring; decking area, patio area, borders, mature shrub, storage shed, awning, light, water tap, side access via gate.

Front

Driveway, patio area, side access via gate.



