



Kenton

01689 822207
enquiries@kentonhomes.co.uk



Repton Road | Orpington | BR6

£550,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

- 3 bedroom semi-detached bungalow
- Ample-sized living room
- Well-proportioned kitchen
- Attractive circa 90ft rear garden
- Detached garage & driveway
- NO ONWARD CHAIN
- Significant extension potential STPP
- Convenient & popular location

Kenton

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Kenton are delighted to present this 3 bedroom semi-detached bungalow, situated on the ever-popular and convenient Repton Road, with; transport links, general amenities and popular schools nearby. Internally, the property comprises; two double bedrooms (one of which features fitted wardrobes), a further single bedroom (also featuring built-in wardrobes), an ample-sized living room overlooking the rear garden, a well-proportioned kitchen as well a family bathroom. Externally, there is an attractive rear garden, measuring circa 90ft in length and featuring both patio and traditional lawn areas, with mature trees and shrubs. Furthermore there is also a detached garage as well as a driveway to the front, as well as a further small garden area. Also worthy of mention is the significant extension potential on offer (STPP by default), with precedents amongst neighbouring properties for various different extensions, including rear extensions and loft conversions. Chelsfield Station is circa just over half a mile or so away, providing direct frequent services into central London. Orpington Station is also circa just a mile or so away with extensive links into central London also. Orpington High Street and its array of; handy shops, restaurants, bars and leisure facilities is a mere short drive or bus ride away (with a bus stop a mere few seconds walk away) and even walk-able. Additionally, some of Orpington's most reputable and coveted schools are within close proximity, namely the popular Highway Primary School as well as the well-renowned St. Olaves and Newstead Wood Grammar Schools. Marketed with the benefit of NO ONWARD CHAIN.

£550,000



Repton Road | Orpington | BR6



Hallway

Composite front door with double glazed frosted window panels, coved ceiling, built-in meter and storage cupboard, access to loft, wooden flooring.

Living Room

12'11" x 13'7" (3.94m x 4.15m)
Double glazed UPVC doors to rear (leading to rear garden), coved ceiling, feature fireplace with wooden surround, built-in storage cabinet with shelving above, radiator, wooden flooring.

Kitchen

8'10" x 9'8" (2.69m x 2.95m)
Double glazed UPVC door to rear garden, double glazed windows to rear, coved ceiling, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel 1 & 1/2 bowk sink unit with swan-neck tap, integrated oven with 4-ring gas hob and fitted extractor hood over, plumbing and space for dishwasher, tiled flooring.

Bedroom 1

13'7" x 9'11" (4.15m x 3.03m)
Double glazed leaded light window to front, coved ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

10'6" x 9'8" (3.21m x 2.94m)
Double glazed leaded light window to front, coved ceiling, radiator, wooden flooring.

Bedroom 3

6'5" x 9'7" (1.95m x 2.93m)
Double glazed window to side, coved ceiling, built-in wardrobe, radiator, fitted carpet.

Bathroom

5'11" x 6'9" (1.80m x 2.07m)
Double glazed frosted window to side, inset spotlighting, panelled bath with electric shower extension and tiled surround, low level W.C and wash hand basin within vanity unit, built-in inset storage space, heated towel rail, tiled flooring.

Rear Garden

Circa 90ft in length x 30ft in width
Patio area, traditional lawn area, mature trees and shrubs, wooden storage sheds, wooden summer house, greenhouse, light, water tap, side access via gate.

Garage

Detached garage with up-and-over door to front.

Front

Traditional lawn area, mature shrubs, driveway facilitating off-street parking, side access via gate.

