



Kenton are delighted to present this attractive and immaculately-presented 3 bedroom detached bungalow (or conversely, 2 bedroom and 2 reception room if one would prefer), tranquilly yet also conveniently-situated. Having undergone a programme of essentially full refurbishment over the past couple of years (including but not limited to; a new kitchen, new bathroom, full electrical re-wire, new gas central heating system installation and new double glazing), resultantly the property is presented in contemporary and stylish decorative order throughout and will almost certainly be maintenance-free for the next prospective owners. Internally, the property comprises an ample-sized living room with sliding doors on to the most beautiful of rear gardens, a modern fitted kitchen, a master bedroom featuring both fitted wardrobes and a stylish en-suite shower room, a further second double bedroom to the rear, another ample-sized third bedroom (which, alternatively, would also make a pleasant dining room if one would prefer and finally a modern family shower room. Also worthy of mention are some handy fitted storage cupboards off of the hallway. Externally, as aforementioned, there is the most beautiful of rear gardens which is easterly in orientation and well-established with flowerbeds and borders and mature trees shrubs. Furthermore, there are also patio areas, one of which in turn leads to the garage (which incidentally can also be accessed via the front). To the front, there is a further attractive garden area. Off-street parking is also available in front of the garage. Harrow Gardens is, as aforementioned, situated in a tranquil residential location yet within accessible-distance to amenities and transport links. Namely, a bus service is available within walking distance providing access to Orpington Station and its extensive range of shops, restaurants and bars and leisure facilities. Chelsfield Station, which provides direct and frequent services into Central London, is also a circa 20 minute walk away.

Harrow Gardens, Orpington, BR6



Hallway

11'1" x 6'9" (3.39m x 2.07m)

Coved ceiling, inset spotlighting, two built-in storage cupboards with light and shelving, access to loft, radiator, fitted carpet.

Living Room

18'2" x 15'3" maximum (5.53m x 4.65m maximum)

Double glazed sliding doors to rear garden, coved ceiling, inset spotlighting, feature fireplace, radiators, fitted carpet.

Kitchen

12'2" maximum x 8'8" maximum (3.72m maximum x 2.63m maximum)

Double glazed windows to front, inset spotlighting, range of matching wall and base units with cupboards and drawers, working surfaces with splashback tiling, sink unit with swan neck mixer tap, integrated oven and grill, integrated induction hob and extractor hood over, integrated fridge freezer, integrated washing machine, wall-mounted (concealed in cupboard) combination boiler, door to side, vinyl flooring.

Bedroom 1

13'3" into bay x 13'5" maximum (4.03m into bay x 4.10m maximum)

Double glazed box bay window to front, coved ceiling, inset spotlighting, fitted wardrobes, radiator, fitted carpet. Door to:;

En-Suite Shower Room

6'2" maximum x 5'11" maximum (1.88m maximum x 1.80m maximum)

Double glazed frosted window to side, opaque window to shower room, inset spotlighting, walk-in shower cubicle with tiled walls, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, vinyl flooring.

Bedroom 2

11'3" x 9'12" (3.42m x 3.04m)

Double glazed window to rear, coved ceiling, inset spotlighting, radiator, fitted carpet.

Bedroom 3 / Reception Room 2

11'10" x 8'11" (3.61m x 2.72m)

Double glazed window to rear, coved ceiling, inset spotlighting, radiator, fitted carpet.

Shower Room

6'4" maximum x 5'9" maximum (1.93m maximum x 1.74m maximum)

Opaque window to en-suite shower room, inset spotlighting, fully tiled walls, walk-in shower cubicle, wash hand basin in vanity unit, low level W.C, extractor fan, chrome heated towel rail, vinyl flooring.

Rear Garden

Approximately 50ft in length x 60ft in width Easterly-facing with; patio areas, traditional lawn area, flowerbeds and borders, mature trees and shrubs, light, water tap, side access to both sides via gates, rear access to garage.

Garage

20'2" x 8'6" (6.15m x 2.60m)

Doors to both front and rear, power, light.

Front

Traditional lawn area, flowerbeds and borders, mature shrubs, steps to front door, front access to garage (with off-street parking available in front), bin cupboard.

