









Total area: approx. 48.8 sq. metres (525.3 sq. feet)



Andover Road |Orpington| BR6

Asking price of £450,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Chain free
-  Through lounge/diner
-  2 Good size bedrooms
-  Westerly facing garden
-  Potential to finalise refurbishment to preferred specification
-  Open-plan kitchen
-  Detached garage
-  Driveway



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Kenton are delighted to present to the market this 2 bedroom semi-detached bungalow situated in the most convenient of locations. Internally, the property has been partially renovated, offering any new owner the opportunity to put their own mark on the finish, with the accommodation comprising; a good size through lounge/diner which has in turn been opened up onto the kitchen to create a social living space. Both bedrooms are of a reasonable size with the main bedroom featuring a characterful bay window, and the bathroom has been tiled stylishly. Outside, the rear garden is westerly facing, extending to circa 70ft, and to the front there is a paved driveway. Additionally, there is a detached garage offering ample storage space, or alternatively the potential to convert into a home office. Overall, as mentioned, the property offers great scope for those wanting to put their own stamp on their future home, but also worthy of note is the potential the bungalow offers with the opportunity to extend to the rear and into the loft, subject to the usual planning consents. Andover Road is ideally situated for Orpington Station (circa 10 minutes' walk), and also has a number of bus routes nearby servicing Bromley and Lewisham. Furthermore, there are a number of well-regarded schools in the locality (Crofton Primary, Darrick Wood Secondary, and Newstead Wood Grammar School, to name just a few), plus a range of convenience shops nearby (including a Morrisons Daily), the main High Street located just a short drive or bus ride away.

Andover Road, BR6



Porch

Double glazed composite door to the side, tiled flooring. Original wooden front door into the entrance hall.

Entrance Hall

Access to loft, floorboards.

Lounge/Diner

18'5" x 10'6" (5.62m x 3.20m)

Double glazed sliding doors to the rear garden, two upright column radiators, wiring for electrical sockets, floorboards. Opening on to:-

Kitchen

9'6" x 5'4" (2.90m x 1.63m)

Double glazed window to the rear, some fitted wall and base units, plumbing for sink unit, electrical connection for hob and oven, wall-mounted boiler, gas meter, floorboards.

Bedroom 1

12'11" x 9'5" (3.94m x 2.86m)

Double glazed partial bay window to the front, column style radiator, wiring for electrical sockets, floorboards.

Bedroom 2

10'10" x 6'6" (3.31m x 1.97m)

Double glazed window to the front, column style radiator, wiring for electrical sockets, floorboards.

Bathroom

6'2" x 5'5" (1.89m x 1.64m)

Double glazed frosted window to the side, part tiled walls, bath, sink in vanity unit, WC (not fitted), cupboard housing hot water cylinder, floorboards.

Rear Garden

Patio area, traditional lawn with mature tree, flowerbeds and borders, gated side access, access to detached garage.

Garage

Stable door to front.

Front Garden/Driveway

Driveway for 1 vehicle, traditional lawn with mature shrubs and flowerbeds.

