



Total area: approx. 69.8 sq. metres (751.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Kynaston Road | Orpington | BR5

Offers in excess of £475,000

- Detached bungalow
- Versatile accommodation
- Open lounge/kitchen
- Secluded and perfectly sized garden
- 8 Years NHBC guarantee remaining
- 2/3 bedrooms
- Luxury fitted kitchen & bathroom
- Ample driveway



A NEWLY BUILT DETACHED BUNGALOW IN AN ENVIABLE LOCATION. Built 2 years ago and with the benefit of 8 years of remaining NHBC guarantee which gives new owners peace of mind for years to come. This property was designed, built and fitted out with the highest quality materials and exacting workmanship. The property offers versatile accommodation depending on the requirements of new buyers, for example it could be used as two bedrooms with two reception rooms or three bedrooms with 1 reception room. The open kitchen and sitting room opens onto a sunny aspect garden. The bedrooms are well-proportioned and one has an en-suite toilet. The kitchen is very modern fitted with integrated equipment and a quartz working surfaces and breakfasting bar. The bathroom is equally well fitted with contemporary tiles and a luxury suite. The rear garden is sunny aspect and is a perfect size and without being over looked. The property also benefits from a paved private driveway and ample space for 2 vehicles. The property has high quality double glazing and centrally heated. This is a home you can move into without any concerns about maintenance for the foreseeable future.

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Entrance

High quality security double glazed resin front door, double glazed frosted window to side, radiator, engineered oak wood flooring, opening onto all accommodation.

Open-Plan Room

22'1" x 12'11" (6.73m x 3.94m) narrowing to 2.96m

Double glazed French style doors opening onto the rear, with upright radiators and engineered oak wood flooring throughout, the kitchen segment has a butler style sink, a comprehensive range of wall and base units with cupboards and drawers, integrated oven and hob with hood over, integrated dishwasher, plumbing for washing machine, integrated upright fridge and freezer, quartz working surfaces with a breakfasting bar, inset spot lights. Access to insulated loft with a drop-down ladder with ample storage space.

Bedroom 1

10'0" x 8'7" (3.05m x 2.62m)

Double glazed window to the rear, built in double wardrobes, engineered oak wood flooring, radiator, door to en-suite.

En-Suite

Low level WC, corner wash hand basin, engineered oak wood flooring.

Living Room

14'9" into bay x 9'4" (4.50m into bay x 2.85m)

Double glazed bay window to the front, engineered oak wood flooring, upright contemporary radiator.

Bedroom 2

12'8" x 6'5" (3.87m x 1.96m)

Double glazed window to the front, engineered oak wood flooring, radiator.

Bathroom

6'9" x 5'7" (2.06m x 1.69m)

Double glazed frosted window to the side, fully tiled walls with grey colour contemporary tiles, high quality bathroom suite comprising, contemporary panelled bath with mixer tap and shower extension, glass shower screen, low level WC, wash hand basin in vanity unit, wall mounted mirror door cupboard, heated towel rail, matching ceramic tiles, extractor fan.

Rear Garden

Very secluded and sunny aspect, approximately 40' (unmeasured), with a patio area, traditional lawn, mature plants, flower beds, access to front via both sides by way of gates.

Sun Room

13'7" x 6'12" (4.13m x 2.13m)

A fully double-glazed sun room which is current being used as part utility area and part gym.

Driveway

