



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**

**£425,000**

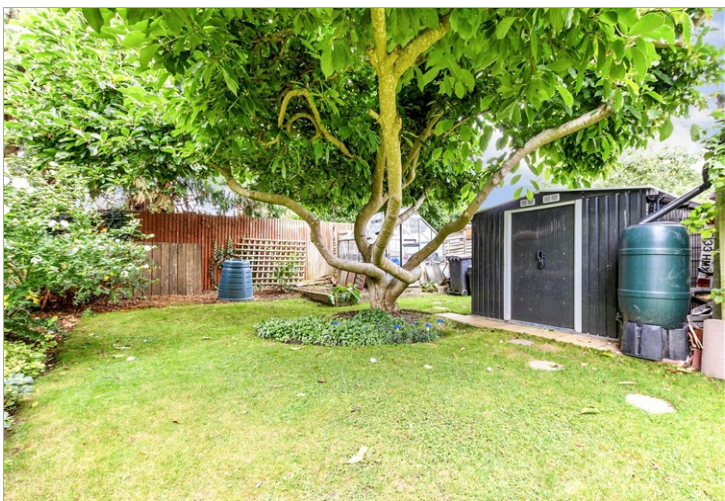
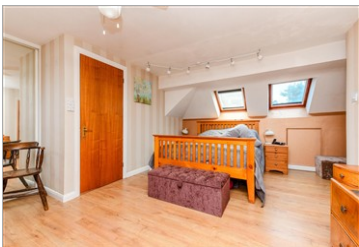
**Freehold**

2x  2x  2x 

**Kynaston Road,  
Orpington, Kent, BR5**

*Wards*  
Helping you move forwards





## Main features

- Garage and driveway for up to 3 cars
- Well established private rear garden
- Family bathroom and second ensuite shower room
- Close to local amenities
- Orpington train station located 1 mile away

## Accommodation

### GROUND FLOOR

Hallway: 11'1 x 8'7 (3.38m x 2.62m)  
 Lounge: 16'2 x 12'0 (4.93m x 3.66m)  
 Dining Room: 12'0 x 9'11 (3.66m x 3.02m)  
 Bedroom 2: 10'1 x 8'5 (3.08m x 2.57m)  
 Kitchen: 10'4 x 8'11 (3.15m x 2.72m)  
 Bathroom: 7'4 x 6'9 (2.24m x 2.06m)

### FIRST FLOOR

Landing  
 Bedroom 1: 16'3 x 13'0 (4.96m x 3.97m)  
 En-Suite Shower Room: 7'2 x 3'10 (2.19m x 1.17m)

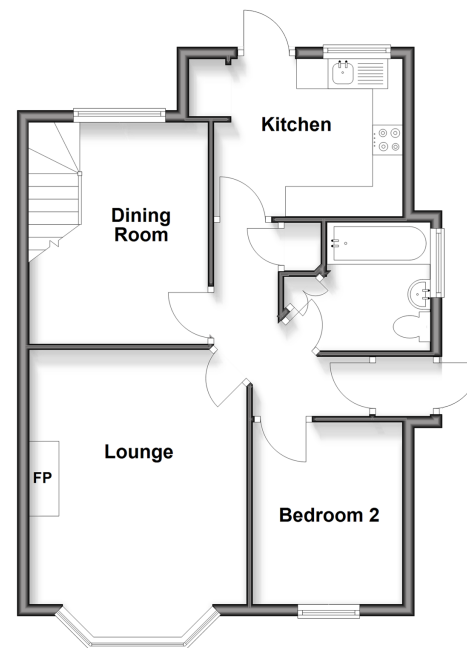
### OUTBUILDING

Garage

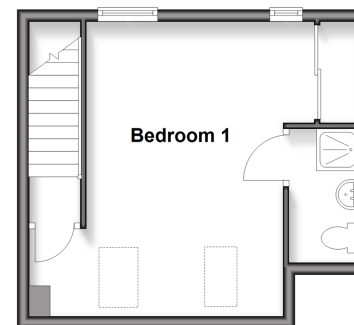
### OUTSIDE

Driveway  
 Rear Garden

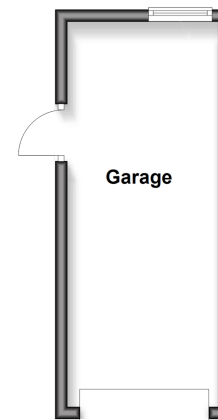
**Ground Floor**  
 Approx. 56.0 sq. metres (602.8 sq. feet)



**First Floor**  
 Approx. 26.0 sq. metres (280.0 sq. feet)



**Outbuilding**  
 Approx. 16.3 sq. metres (175.2 sq. feet)



**Call Eynsford - 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.