



Total area: approx. 145.4 sq. metres (1565.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Malvern Road | Orpington | BR6

Asking price of £800,000

- Detached bungalow
- Spacious and versatile accommodation
- 3/4 bedrooms
- Open kitchen/diner
- 2 Bathrooms
- Utility room, garage and outbuilding
- Off-street parking
- South-westerly facing rear garden



Kenton are delighted to present to the market this well-presented 3-4 bedroom, 2 bathroom, detached bungalow, offering spacious and versatile accommodation for any new owner. Internally, the property comprises; an expansive entrance hallway featuring double doors leading into the living room which in turn opens onto the kitchen/diner, creating a large family living space in the heart of the home. In terms of bedrooms, the property offers versatile accommodation as mentioned, and is currently set up with 4 bedrooms (3 doubles, all benefitting from built-in storage, and a bay-fronted single room) however, the rear bedroom could easily be utilised as a further reception room if required. Furthermore, there are 2 bathrooms, a separate utility room and integral garage. Outside, the rear garden boasts a South-Westerly facing orientation and is relatively low-maintenance, plus there is a brick outbuilding which one could easily convert into a home office, gym or studio. To the front, there is ample off-street parking via a block-paved driveway. Whilst the bungalow has already been extended to the rear, in our opinion, there remains ample scope for further internal re-configurations and/or a loft conversion, subject to the layout required by any new owner (and subject to planning permissions naturally). Malvern Road is conveniently positioned within easy reach of local amenities, reputable schools (namely St Olaves Grammar School and The Highway Primary), and transport links (being within circa 10-12 minutes' walk of Chelsfield Station) as well as local bus routes servicing Orpington Station and High Street, the property offers excellent connectivity while maintaining a peaceful residential feel. This makes it an ideal choice for families and professionals alike, in our opinion.

Asking price of £800,000 Freehold



## Malvern Road, Orpington, BR6



### Porch

Double glazed window to the front and side, double glazed door to front, tiled flooring. Wooden front door leading to;

### Hallway

Radiator, access to loft, laminated wood flooring.

### Kitchen

15'11" x 12'10" (4.85m x 3.92m)

Double glazed window to the rear, door to the side, range of matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, woodblock work surfaces, space for AGA, plumbing for dishwasher, space for upright fridge freezer radiator, coved ceiling, laminated wood flooring.

### Living Room

12'8" x 12'10" (3.87m x 3.92m)

Double glazed window to the side, radiator, coved ceiling, laminated wood flooring.

### Bedroom 1

19'4" x 10'6" (5.89m x 3.21m)

Double glazed sliding doors to the rear, gas fire with mantlepiece, built-in wardrobes and display cupboard, radiator, coved ceiling, fitted carpet.

### Bedroom 2

16'8" x 10'6" (5.08m x 3.21m)

Two double glazed windows to the side, fitted wardrobes, radiator, coved ceiling, fitted carpet.

### Bedroom 3

12'6" x 10'6" (3.81m x 3.21m)

Double glazed window to the front, fitted wall-to-wall fitted wardrobes, radiator, fitted carpet.

### Bedroom 4

9'8" x 8'11" (2.94m x 2.73m) Measured at maximum points

Double glazed bay window to the front, radiator, coved ceiling fitted carpet.

### Bathroom

Double glazed window to the side, panelled bath with shower extension over, low-level WC, wash hand basin in vanity unit, radiator, fully tiled walls, tiled flooring.

### Shower Room

Double glazed frosted window to the side, door to Utility Room, large walk-in shower cubicle, low-level W.C., wash hand basin set in marble atop a vanity unit, heated towel rail, coved ceiling, tiled flooring.

### Utility Room

14'2" x 6'7" (4.31m x 2.01m)

Double glazed window to the rear, door to the rear, skylight, range of matching wall and base units, ceramic sink unit with mixer tap, woodblock work surfaces, plumbing for washing machine, space for tumble dryer, tiled flooring. Door to;

### Garage

15'5" x 7'2" (4.70m x 2.18m)

Up and over door, power and light.

### Rear Garden

South-westerly facing rear garden, large patio area, traditional lawn, mature shrubs and trees to the borders, side access.

### Outbuilding

17'7" x 7'5" (5.36m x 2.27m)

Double doors to the side, double glazed windows to the front, side and rear.

### Front Garden & Driveway

Block-paved driveway, traditional lawn, mature shrubs to border.

# Kenton

