



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)



Liberty Mews | Station Road | Orpington | BR6

£600,000

-  Close to sought-after schools inc. grammar

 Short walk to Orpington Station & High Street

 **NO ONWARD CHAIN**

 3 bedrooms, bathroom, shower room + ground floor W.C
-  Garage & ample private parking

 South-east facing garden

 Spacious (circa 1,226 sqft) E-O-T town house

 Well-maintained throughout



Kenton are delighted to present this spacious (circa 1,226 sqft) 3 bedroom, 2 bath/shower room (+ ground floor W.C) end-of-terrace town house, conveniently-situated within short walking distance to both Orpington Station and High Street, and marketed with the benefit of NO ONWARD CHAIN. Built circa 1997 (and only ever sold twice) and comprising of just 6 town houses, only sporadically have the properties within the Liberty Mews development ever been available for sale. To the ground floor is a well-proportioned garage (which can be accessed via both the front as well as the rear garden and, subject to planning permission, could for instance be converted into additional reception or bedroom space), an ample-sized kitchen, and a W.C. Notably the hallway is of ample size with under stairs storage space. The first floor comprises; a bay-fronted living room, "Bedroom 3", and a shower room. To the second floor you will find a further two bedrooms (both of which benefit from built-in wardrobes) as well as a bathroom. Throughout, the property has evidently been well-maintained by the owner and so whilst objectively the new prospective owners may wish to generally modernise in areas, it is undeniably presented in good condition from the outset. Externally, there is a sizeable (circa 55ft in length) rear garden, boasting the ever-coveted south-east orientation and featuring both patio and traditional lawn areas. Furthermore, to the front is ample private parking. Orpington Station is a mere few minutes' walk away, providing direct and frequent services into central London, making this the ideal location for a commuter. Furthermore, Orpington High Street and its array of; shops, restaurants, bars, beauty and leisure facilities is just a short walk away also. Additionally, some of Orpington's most popular schools are also easily-accessible, namely the well-renowned Newstead Wood and St. Olaves Grammar Schools, as well as the reputable; Tubbenden, Crofton, Perry Hall and Darrick Wood schools too. Marketed with the benefit of NO ONWARD CHAIN.

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Hallway

Wooden front door, coved ceiling, staircase to first floor with built-in storage cupboard underneath (with light), radiator, tiled flooring.

Garage

17'9" x 8'10" (5.41m x 2.70m)

Up-and-over door to front, electrical fuse box, meters, power, light, water tap, wooden door to side.

W.C

5'10" maximum x 3'1" maximum (1.79m maximum x 0.95m maximum)

Low level W.C, wash hand basin with splashback tiling, extractor fan, radiator, tiled flooring.

Kitchen

11'4" x 12'4" (3.46m x 3.77m)

Double glazed wooden door to rear garden, double glazed window to rear, coved ceiling, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel 1 & 1/2 bowl sink unit with swan-neck mixer tap, integrated oven with fitted induction hob and extractor hood over, integrated microwave, space for under-the-counter fridge, space for under-the-counter freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall-mounted Vaillant combination boiler (concealed in cupboard), radiator, tiled flooring.

Landing 1

Double glazed window to side, coved ceiling, staircase to second floor, radiator, fitted carpet.

Living Room

17'0" into bay x 12'5" (5.19m into bay x 3.79m)

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

Bedroom 3

8'1" x 12'5" (2.46m x 3.79m)

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

Shower Room

7'4" maximum x 4'2" (2.23m maximum x 1.28m) Half-tiled walls, walk-in shower cubicle, low level W.C, wash hand basin, extractor fan, towel rail, tiled flooring.

Landing 2

Double glazed window to side, coved ceiling, built-in storage cupboard, fitted carpet.

Bedroom 1

11'12" maximum x 12'5" (3.65m maximum x 3.78m)

Double glazed windows to front, coved ceiling, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

10'12" maximum x 12'5" (3.35m maximum x 3.78m)

Double glazed window to rear, coved ceiling, built-in wardrobes, access to loft, radiator, fitted carpet.

Bathroom

7'5" x 5'1" (2.25m x 1.55m)

Panelled bath with hand-held shower extension, low level W.C, wash hand basin, extractor fan, radiator, towel rail, tiled flooring.

Rear Garden

Approximately 55ft in length x 25ft in width South-east facing and featuring; patio area, traditional lawn area, light, water tap, side access via gate.

Front

Ample private parking, access to garage via up-and-over door, side access via gate.

