



## Charterhouse Road |Orpington| BR6

£730,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	

-  Characterful semi-detached house
-  3 Generously sized bedrooms
-  2 Reception rooms
-  Family bathroom and separate WC
-  South-facing garden
-  Garage and driveway
-  Walking distance to Orpington Station
-  Well-regarded schools within close proximity



£730,000 Freehold



Kenton are delighted to present to the market this traditional 1930's semi-detached house, situated in one of the most popular and convenient of locations. Exuding character with feature fireplaces to the reception rooms, original picture rails and high ceilings throughout, the ground floor accommodation comprises; a welcoming entrance hall, 2 good size reception rooms, plus a kitchen/breakfasting room. Upstairs you will find 3 generously sized bedrooms (two of which benefit from built-in storage), a family bathroom with both bath and corner shower, plus a separate WC. Whilst there are areas a new owner may wish to modernise in time, in our opinion, the property has been well-looked after throughout. Outside, the rear garden boasts a Southerly-facing orientation, and has been well-stocked over the years with mature shrubs, trees and flowerbeds. Furthermore, there is a detached garage to the side, ideal for storage or equally could lend itself to being converted to a home office or gym. Charterhouse Road is situated in the sought-after South of Orpington, and well-located for many well-regarded schools such as St Olaves Grammar, Newstead Wood Grammar, and Warren Road Primary, to name just a few. Additionally, Orpington Station is only a short walk (circa 10-13 mins) from the property, and there are also several bus stops situated along the road as well as on neighbouring roads, which a handful of routes service. Call now to arrange your appointment to view.

## Charterhouse Road, BR6



### Hallway

Covered porch with wooden front door, double glazed frosted leaded light window to the side, staircase to first floor with cupboards under, radiator, dado rail, picture rail, coved ceiling, fitted carpet.

### Dining Room

13'0" x 12'11" (3.96m x 3.94m)  
Double glazed leaded light window to the front, feature fireplace, radiator, picture rail, coved ceiling, fitted carpet.

### Lounge

13'11" x 12'2" (4.24m x 3.71m)  
Double glazed sliding patio doors to the rear garden, feature fireplace, radiator, picture rail, coved ceiling, fitted carpet.

### Kitchen

13'6" x 7'9" measured at maximum (4.11m x 2.37m measured at maximum)  
Double glazed leaded light window to the rear and side, double glazed door to the side, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, space for electric cooker, space for fridge, plumbing for dishwasher, plumbing for washing machine, wall-mounted boiler, part-tiled walls, tiled flooring.

### Landing

Double glazed leaded light window to the side, access to loft, picture rail, fitted carpet.

### Bedroom 1

12'12" x 13'0" (3.95m x 3.97m)  
Double glazed leaded light window to the front, built-in cupboard, radiator, picture rail, coved ceiling, fitted carpet.

### Bedroom 2

13'11" x 11'7" (4.25m x 3.54m)  
Double glazed leaded light window to the rear, fitted wardrobe, radiator, picture rail, fitted carpet.

### Bedroom 3

10'6" x 8'0" (3.20m x 2.44m)  
Double glazed leaded light window to the rear, radiator, picture rail, fitted carpet.

### Bathroom

Double glazed frosted leaded light window to the front, panelled bath with mixer tap and shower extension, corner shower unit, wash-hand basin, airing cupboard, fully tiled walls, tiled flooring.

### WC

Double glazed frosted window to the side, low-level WC, half-tiled walls, vinyl flooring.

### Rear Garden

Circa 90ft (unmeasured)  
South-facing, traditional lawn with mature trees and shrubs, flowerbeds and borders, patio area, wooden shed, built-in storage cupboard, access to front via gate.

### Detached Garage

Up and over door, power and light.

### Front Garden/Driveway

Block paved driveway, traditional lawn with mature shrubs, flowerbeds and borders.

# Kenton

