



Total area: approx. 87.1 sq. metres (938.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	



## Court Road | Orpington | BR6

Guide Price £625,000 - £650,000

- Traditional yet stylishly-presented 1930's semi
- Open-plan kitchen/dining room
- Modern kitchen & bathroom
- Driveway with space for multiple vehicles
- 3 bedrooms
- Ground floor W.C
- Circa 75ft long west-facing rear garden
- Well-located for; High Street, station and schools



\*GUIDE PRICE £625,000.00 - £650,000.00\* Kenton are delighted to market this stylishly-presented yet traditional-style 1930's 3 bedroom semi-detached house, ideally-situated for easy-access to Orpington High Street and a range of transport links and general amenities. Having been fashionably renovated and re-decorated by our clients over the past few years, resultantly you will find this home to be one presented in sleek and contemporary manner throughout. Internally, to the ground floor, the property comprises; a bay-fronted living room, a modern open-plan kitchen/dining room to the rear featuring a new stylish kitchen, as well as a W.C. To the first floor, you will find three well-proportioned bedrooms (with Bedrooms 1 and 2 benefitting from built-in wardrobes) as well as a new, luxury bathroom. Externally, the rear garden boasts a westerly-orientation, measures circa 75ft in length for the most part, and features both a vast patio area ideal for entertaining as well as a traditional lawn area with mature trees and shrubs. Furthermore there is also a newly-paved driveway to the front, facilitating off-street parking for multiple vehicles. Also worthy of mention is the extension potential on offer, with there for instance prior-approval for a double-storey side extension (and so whilst this has now lapsed, by nature we would expect it just a formality for this to be re-granted) as well as, independently, precedents for loft conversions amongst neighbouring properties. Court Road is conveniently-located (just a short walk away) for Orpington High Street and its array of; handy shops, restaurants, bars and beauty and leisure facilities including an ODEON cinema complex. Orpington Station is circa a mile away (with numerous nearby bus routes available), providing direct and frequent services into central London. Additionally, some of Orpington's most-coveted schools are nearby, namely the ever-reputable St. Olaves Grammar School, as well as the popular Harris Academy and Blenheim Primary schools also.

Guide Price £625,000 - £650,000 Freehold



## Court Road, Orpington, BR6



### Hallway

Wooden door with feature stained glass window panels, coved ceiling, staircase to first floor with storage cupboard underneath, radiator, laminated wood flooring.

### Living Room

13'11" into bay x 11'8" maximum (4.23m into bay x 3.55m maximum)  
Double glazed bay window to front, coved ceiling, radiator, laminated wood flooring.

### Kitchen/Dining Room

13'5" maximum x 17'8" maximum (4.09m maximum x 5.38m maximum)  
Double glazed doors to rear garden, double glazed window to rear, coved ceiling, inset spotlighting, picture rail, range of matching wall and base units with cupboards and drawers, separate built-in storage cabinets, work surfaces with splashback tiling, stainless steel sink unit with mixer tap, integrated oven with fitted induction hob and extractor hood over, integrated fridge-freezer, space and plumbing for washing machine, radiator, laminated wood flooring.

### W.C

3'8" x 2'7" (1.13m x 0.79m)  
Double glazed frosted window to side, half-tiled walls, inset spotlighting, low level W.C, wash hand basin in vanity unit, laminated wood flooring.

### Landing

Double glazed frosted window to side, picture rail, access to loft, fitted carpet.

### Bedroom 1

13'11" into bay x 9'9" (4.25m into bay x 2.96m)  
Double glazed bay window to front, picture rail, built-in wardrobes, radiator, fitted carpet.

### Bedroom 2

12'11" x 8'12" onto wardrobes (3.94m x 2.74m onto wardrobes)  
Double glazed window to rear, picture rail, built-in wardrobes, radiator, fitted carpet.

### Bedroom 3

8'6" x 6'9" (2.59m x 2.05m)  
Double glazed window to front, picture rail, radiator, fitted carpet.

### Bathroom

7'3" maximum x 6'7" maximum (2.21m maximum x 2.00m maximum)  
Double glazed frosted window to side, fully-tiled walls, inset spotlighting, panelled P-shaped bath with shower extensions over and inset storage space and shower screen, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 75ft in length primarily x 30ft in width primarily  
Westerly-facing and featuring; patio area, traditional lawn area, flowerbeds, mature trees and shrubs, light, water tap, side access via gate.

### Front

Paved driveway facilitating off-street parking for multiple vehicles, flowerbeds, light, side access via gate.

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