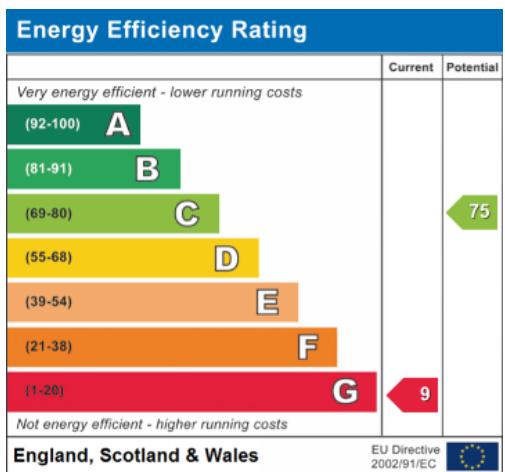




Total area: approx. 112.9 sq. metres (1215.1 sq. feet)



## Stanley Way | Orpington | BR5

Auction guide price of £275,000+ plus fees

- ↗ Chain free
- ↗ To be sold by auction, bidding start date 09.02.26
- ↗ We understand the property to be of non-standard construction
- ↗ Semi-detached house
- ↗ 4 Bedrooms
- ↗ Through lounge/diner
- ↗ 2 Bathrooms
- ↗ Driveway and detached garage



Lot 160 - 12 STANLEY WAY ORPINGTON BR5 2HE Auction Guide Price - £275,000+ plus fees  
The property is to be offered online by Clive Emson Auctioneers. Bidding start date; 9th February 2026  
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

Kenton are delighted to present to the market this sizeable side extended 4 bedroom semi-detached house, situated on a corner plot. Internally, the property comprises; a through lounge/diner opening on to a conservatory, a good size kitchen, 4th bedroom and newly fitted shower room to the ground floor. Upstairs, there are a further 3 bedrooms (two of which benefit from built-in storage) and a family bathroom. Outside, the rear garden is mainly laid to lawn, with flowerbeds and borders, and to the front there is a further lawned area, drive way, and access to the detached garage. Objectively, the property requires modernisation throughout, offering any new owner the opportunity to make the space their own. Furthermore, in our opinion, there remains scope to extend further to the side, subject to planning permission. Stanley Way is ideally situated for St Mary Cray station (circa 5-7 minutes walk), and there are a number of bus routes situated on adjoining roads. Also worth noting, are the array of shops and amenities within walking distance (both on Marion Crescent and within the Nugent Retail Park), as well as a handful of well-regarding schools, such as Poverest Primary. Offered to the market with no forward chain. Kenton understand the property to be of non-standard construction.

Auction guide price of £275,000+ plus fees



## 12 Stanley Way, Orpington, BR5



### Porch

Sliding doors to the front.

### Hallway

Staircase to first floor, fitted carpet.

### Lounge/Diner

22'3" x 13'1" (6.79m x 4.00m) measured at maximum points  
Window to the front, fireplace with electric fire, fitted carpet. Doors to conservatory to the rear.

### Conservatory

9'6" x 12'3" (2.90m x 3.73m)  
Windows to the rear and side, door to the side, fitted carpet.

### Kitchen

9'1" x 10'4" (2.77m x 3.15m)  
Window to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, space for cooker, working surfaces with splashback tiling, laminate flooring.

### Lobby

8'7" x 3'11" (2.62m x 1.20m)  
Door to rear garden, power and light.

### Shower Room

4'5" x 5'5" (1.35m x 1.66m)  
Shower cubicle, wash-hand basin.

### Bedroom 4

12'10" x 9'6" (3.92m x 2.89m)  
Windows to the front and side, fitted carpet.

### Landing

Window to the side, access to loft, fitted carpet.

### Bedroom 1

8'9" onto wardrobes x 13'8" (2.67m onto wardrobes x 4.16m)  
Window to the rear, built-in wardrobes, fitted carpet.

### Bedroom 2

12'2" x 12'7" (3.71m x 3.84m) measured at maximum  
Window to the front, fitted carpet.

### Bedroom 3

7'12" x 9'3" (2.43m x 2.82m)  
Window to the front, built-in storage cupboard, fitted carpet.

### Bathroom

5'9" x 6'5" (1.75m x 1.96m)  
Opaque window to the rear, panelled bath, low-level WC, wash hand basin, tiled walls, vinyl flooring.

### Detached Garage

Up and over door.

### Rear Garden

Patio area, laid lawn, flowerbeds and borders, wooden shed, greenhouse.

### Front Garden & Driveway

Laid to lawn, flowerbeds and borders, driveway.

