



Calvin Close | Orpington | BR5

Offers in excess of £415,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Semi-detached house
- 3 Bedrooms
- Spacious through lounge/diner
- Conservatory
- Detached garage (accessed via shared driveway) and off-street parking to the front
- Potential for re-configuration and loft conversion (subject to planning permission)
- Completely secluded rear garden
- Walking distance to St Mary Cray station



Kenton are delighted to present to the market this well-proportioned 3 bedroom semi-detached family home, nestled in the corner of a quiet cul-de-sac situated within walking distance of St Mary Cray station.

Internally, the property comprises; a welcoming entrance hall, a family-sized through lounge/diner, plus a galley-style kitchen which opens on to the conservatory in turn, over-looking the rear garden. Upstairs, there are 3 reasonably sized bedrooms (2 doubles and a good size single room) two of which benefit from built-in/fitted storage. Furthermore, there is a bathroom with separate WC, which one could combine in the future if preferred.

Outside, the rear garden is L-shaped and totally secluded, offering any new owner their own peaceful outdoor paradise. Also to note, there is a detached garage situated to the side of the property with off-street parking available in-front of this (accessed via a shared driveway), as well as further off-street parking available via the paved driveway directly to the front of the property.

Overall, the property has been well-kept by the current owners, however in our opinion, there remains much potential for any new owner to make it their own, both in terms of decor, and re-configuration/extension, in time. Ultimately, this is an ideal home for first time buyers, and/or those looking to upsize.

As mentioned, Calvin Close is ideally situated for St Mary Cray station (circa 18 minutes' walk), as well as being within the catchment of many well-regarded schools, near to the R4 bus route and within walking distance to the Nugent Retail Park with its array of amenities.

Offers in excess of £415,000 Freehold



Calvin Close, Orpington, BR5



Hallway

UPVC front door with frosted side window panels, staircase to first floor, radiator, laminated wood flooring.

Lounge/Diner

24'1" x 10'10" (7.33m x 3.29m) Measured at maximum

Double glazed window to the front, double glazed sliding doors to the conservatory, radiator, coved ceiling, laminated wood flooring.

Kitchen

11'0" x 7'10" (3.36m x 2.39m)

Double glazed sliding doors to the conservatory, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces with splashback tiling, space for cooker, space for fridge/freezer, built-in pantry cupboard with plumbing for washing machine, wall-mounted boiler, coved ceiling, laminate tiled flooring.

Conservatory

7'10" x 15'7" (2.40m x 4.75m)

Double glazed conservatory with sliding doors to the side, laminated wood flooring.

Landing

Double glazed window to the side, access to loft, built-in storage cupboard.

Bedroom 1

12'1" x 9'3" (3.68m x 2.81m)

Double glazed window to the front, range of fitted wardrobes and overhead storage, radiator, coved ceiling, fitted carpet.

Bedroom 2

11'7" x 9'3" (3.52m x 2.81m)

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

Bedroom 3

7'11" x 8'0" (2.41m x 2.44m)

Double glazed window to the front, built-in storage cupboard, radiator, coved ceiling, laminated wood flooring.

Bathroom

5'6" x 5'2" (1.68m x 1.57m)

Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension, wash hand basin, radiator, fully tiled walls, tiled flooring.

WC

2'6" x 5'6" (0.77m x 1.68m)

Double glazed frosted window to the side, low-level WC.

Rear Garden

Totally secluded L-shaped rear garden with a Westerley-facing aspect. Comprising: patio area, mature plants and shrubs to border, traditional lawn, wooden shed, access to front via side gate.

Garage

18'0" x 8'12" (5.49m x 2.74m)

Detached garage with up and over door.

Front Garden & Driveway

Off-street parking via paved driveway to the front, and side (in-front of the garage accessed via a shared driveway), traditional lawn and mature shrubs to border.

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