



Repton Road | Orpington | BR6

£550,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  3 bedroom semi-detached bungalow
-  Well-proportioned kitchen
-  Detached garage & driveway
-  Significant extension potential STPP
-  Ample-sized living room
-  Attractive circa 90ft rear garden
-  NO ONWARD CHAIN
-  Convenient & popular location



Kenton are delighted to present this 3 bedroom semi-detached bungalow, situated on the ever-popular and convenient Repton Road, with; transport links, general amenities and popular schools nearby. Internally, the property comprises; two double bedrooms (one of which features fitted wardrobes), a further single bedroom (also featuring built-in wardrobes), an ample-sized living room overlooking the rear garden, a well-proportioned kitchen as well a family bathroom. Externally, there is an attractive rear garden, measuring circa 90ft in length and featuring both patio and traditional lawn areas, with mature trees and shrubs. Furthermore there is also a detached garage as well as a driveway to the front, as well as a further small garden area. Also worthy of mention is the significant extension potential on offer (STPP by default), with precedents

£550,000 Freehold



Repton Road, Orpington, BR6



Hallway

Composite front door with double glazed frosted window panels, coved ceiling, built-in meter and storage cupboard, access to loft, wooden flooring.

Living Room

12'11" x 13'7" (3.94m x 4.15m)

Double glazed UPVC doors to rear (leading to rear garden), coved ceiling, feature fireplace with wooden surround, built-in storage cabinet with shelving above, radiator, wooden flooring.

Kitchen

8'10" x 9'8" (2.69m x 2.95m)

Double glazed UPVC door to rear garden, double glazed windows 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 bowk sink unit with swan-neck tap, integrated oven with 4-ring gas hob and fitted extractor hood over, plumbing and space for dishwasher, tiled flooring.

Bedroom 1

13'7" x 9'11" (4.15m x 3.03m)

Double glazed leaded light window to front, coved ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom 2

10'6" x 9'8" (3.21m x 2.94m)

Double glazed leaded light window to front, coved ceiling, radiator, wooden flooring.

Bedroom 3

6'5" x 9'7" (1.95m x 2.93m)

Double glazed window to side, coved ceiling, built-in wardrobe, radiator, fitted carpet.

Bathroom

5'11" x 6'9" (1.80m x 2.07m)

Double glazed frosted window to side, inset spotlighting, panelled bath with electric shower extension and tiled surround, low level W.C and wash hand basin within vanity unit, built-in inset storage space, heated towel rail, tiled flooring.

Rear Garden

Circa 90ft in length x 30ft in width

Patio area, traditional lawn area, mature trees and shrubs, wooden storage sheds, wooden summer house, greenhouse, light, water tap, side access via gate.

Garage

Detached garage with up-and-over door to front.

Front

Traditional lawn area, mature shrubs, driveway facilitating off-street parking, side access via gate.

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