



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Sandhurst Road | Orpington | BR6

£475,000

- Chain free
- Ample potential to extend STPP
- Wet room
- General modernisation required throughout
- Semi-detached bungalow
- 2 Double bedrooms
- Conservatory, garage and workshop
- Easy access to public transport, Orpington station and High Street



CHAIN FREE Kenton are delighted to present to the market this well-situated 2 bedroom semi-detached bungalow which offers any new owners the opportunity to design their own space, with ample scope to extend to the rear, side and into the loft (subject to the usual planning permissions being sought). Internally, the property requires general modernisation throughout, with the accommodation comprising; a good size lounge with double doors onto the conservatory, a fitted kitchen, 2 double bedrooms and a wet room. Outside, the rear garden is a peaceful paradise, benefitting from a Westerly facing orientation and extending to circa 100ft. Furthermore, there is a detached garage as well as a workshop, both of which someone could utilise as a home office and/or gym. To the front of the property, you will find off-street parking via a driveway. Sandhurst Road is ideally located within a 15-minute walk of Chelsfield Station and just a few minutes from the R1 bus stop (servicing the nearby Orpington High Street), offering excellent transport links while enjoying a peaceful residential setting. Presented to the market with no forward chain therefore early viewing is highly recommended.

£475,000



55 Sandhurst Road, Orpington, BR6



Hallway

Double glazed door to side, laminate flooring.

Lounge

12'12" x 12'12" (3.96m x 3.96m)
Double glazed doors and windows to the Conservatory, feature fireplace, radiator, laminate flooring.

Conservatory

9'3" x 11'3" (2.82m x 3.43m)
Double glazed window to side, double glazed frosted window panels to side, double glazed door to rear, double glazed panels to rear, radiator, vinyl flooring.

Kitchen

10'11" x 8'0" (3.33m x 2.45m)
Double glazed frosted window to side, double glazed door to rear, range of matching wall and base units with worktops over, stainless steel sink and drainer, freestanding cooker, integrated undercounter fridge, integrated dishwasher, space for washing machine, radiator, laminate flooring.

Lean-to

Double glazed window to side, double glazed door to garden, double glazed door to conservatory.

Bedroom 1

16'5" x 10'5" (5.00m x 3.18m)
Double glazed bay window to front, radiator, laminate flooring.

Bedroom 2

11'4" x 10'7" (3.45m x 3.23m)
Double glazed window to front, double glazed panels to side, radiator, laminate flooring.

Shower Room

Double glazed frosted window to side, low level WC, wash hand basin, shower, tiled walls, radiator.

Rear Garden

91'10" (28.00m)
Patio area with rest laid to lawn, mature shrubs and trees.

Garage

18'10" x 8'3" (5.74m x 2.51m)
Up and over door to front, door to side, glass panels to rear, power and light.

Workshop

11'4" x 7'7" (3.45m x 2.31m)
Windows to side, door to side, vaulted ceiling, tile effect flooring.

Front Garden/Driveway

Off-street parking, mature shrubs and plants.

