

OFFERS IN EXCESS OF

**£475,000**

**Repton Road**

Orpington, BR6 9HZ

## PROPERTY SUMMARY

The current owner has recently completed an extensive refurbishment on this stunning open plan living, three bedroom mid terrace house located a short walk from Chelsfield Station or Orpington main line station approximately a 25 minute walk.

Works include all new electrics, Glow Worm boiler, extra thermal insulation and a stylish fitted kitchen and bathroom.

Accommodation comprises entrance hall with a further door leading into the spacious L shaped living/dining area, just off the dining area is a well-designed kitchen with stylish sage coloured units paired with the natural beauty of a Quartz worktop. Brand new appliances include microwave, oven, fridge/freezer, induction hob and full size dishwasher. There is a separate spacious utility cupboard with plumbing for the washing machine and dryer and additional storage. On the first floor there are two double bedrooms and a further bedroom, used by the current owner as office space. The bathroom features a keyhole shower-bath and a highly rated Vernis Grohge thermostatic shower. To the front is off-street parking with cable installed for EV charging, the pretty private rear with sandstone patio, well maintained lawn and raised flower beds is a peaceful place to relax.

Other features include oak engineered flooring to the living area, quality herringbone carpet to the bedrooms, dimmer switch lighting throughout and access to impressive loft space.

Viewing is essential to appreciate the quality of the finish throughout.

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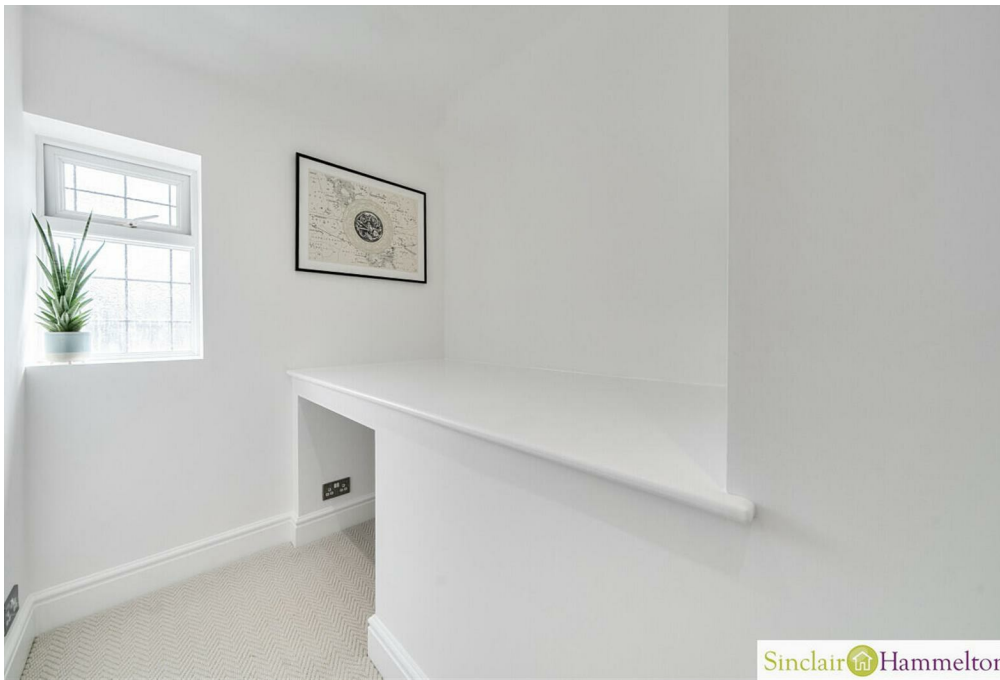
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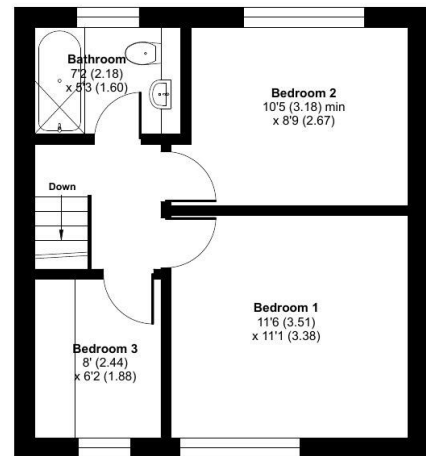
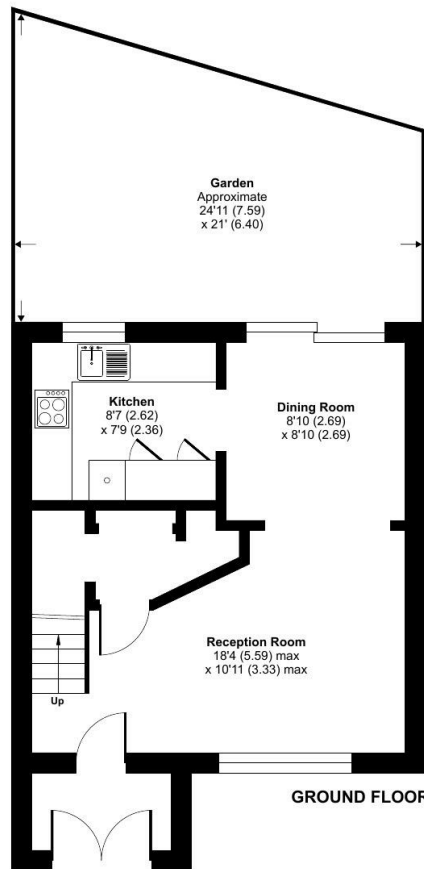




## Repton Road, Orpington, BR6

Approximate Area = 773 sq ft / 71.8 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

### TENURE

Freehold


### EPC RATING:

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Sinclair Hammelton. REF: 1480398

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#### OFFICE DETAILS

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