



Total area: approx. 146.4 sq. metres (1575.5 sq. feet)



Tilbury Close | Orpington | BR5

£550,000

-  Spacious semi-detached house
-  3 bath/shower rooms
-  Utility room
-  Low/no-maintenance garden + driveway
-  4 bedrooms
-  Extended to rear & loft-converted
-  Well-presented throughout
-  Convenient location



Kenton are delighted to present this spacious and well-presented 4 bedroom and 3 bath/shower room semi-detached house, conveniently-located with both St. Mary Cray Station as well as general amenities and coveted schools nearby. Having been extended to the rear and the original loft space having also been converted, resultantly you will find circa 1,575 square foot of versatile accommodation. To the ground floor is; a very well-proportioned living room (which can quite easily be sectioned off if desired), an ample-sized kitchen/dining room overlooking the rear garden, a contemporary shower room and a handy and ever-coveted utility room. The first floor comprises 3 well-proportioned bedrooms as well as a very spacious and modern family bathroom.

Via the aforementioned loft conversion, the second floor features; a bedroom with adjoining dressing area (however these two areas could easily be alternated for instance if preferred) a further smaller bedroom or study, as well as a contemporary and stylish shower room. Evidently, the property has been well-maintained by the owner and so resultantly is presented in good condition throughout. Externally, there is a low/no-maintenance paved garden, boasting an east-orientation and measuring approximately 35ft in length. Furthermore, to the front is a paved driveway. Tilbury Close is a conveniently-located no-through road, with for instance St. Mary Cray Station just circa 0.7 miles away (circa 15-20 minute walk), providing direct and frequent services into central London. Furthermore, within short walking distance, on Cotmandene Crescent, is a range of handy; shops, eateries and beauty facilities. The popular Nugent Shopping Park is also easily-accessible, featuring a number of well-known retailers. Orpington High Street itself, and its extensive range of amenities, is also a short drive or bus ride away. Furthermore, a number of reputable schools are also nearby, namely the currently-rated Ofsted "Outstanding" Riverside School and currently-rated Ofsted "Good" Grays Farm Academy.

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Porch

3'4" x 4'6" (1.02m x 1.37m)
UPVC front door, double glazed frosted window to side, inset spotlighting, wooden flooring.

Living Room

22'5" maximum x 20'11" maximum (6.84m maximum x 6.38m maximum)
Double glazed windows to front, double glazed window to side, built-in storage and meters cupboards, staircase to first floor, radiators (x3), wooden flooring.

Utility Room

7'5" x 5'7" (2.27m x 1.69m)
Inset spotlighting, range of matching wall and base units, work surfaces, space and plumbing for washing machine, space for tumble dryer, space for under-the-counter fridge, tiled flooring.

Shower Room 1

9'1" x 5'6" (2.77m x 1.67m)
Tiled walls, inset spotlighting, shower cubicle with electric shower extension, low level W.C, wash hand basin, extractor fan, chrome heated towel rail, tiled flooring.

Kitchen/Dining Room

12'6" x 20'1" (3.80m x 6.11m)
Double glazed sliding doors to rear garden, double glazed window to rear garden, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, waste disposal unit, space for American-style fridge-freezer, space for Rangemaster oven, fitted extractor hood, space and plumbing for dishwasher, radiators (x2), tiled flooring.

Landing 1

Staircase to second floor, inset spotlighting, wooden flooring.

Bedroom 1

14'2" x 11'1" maximum (4.33m x 3.38m maximum)
Double glazed window to rear, radiator, fitted carpet.

Bedroom 2

8'5" x 12'7" (2.57m x 3.84m)
Double glazed window to front, radiator, laminated wood flooring.

Bedroom 3

8'6" x 8'0" (2.60m x 2.44m)
Double glazed window to front, radiator, laminated wood flooring.

Bathroom

7'7" x 9'5" (2.32m x 2.87m)
Double glazed window to rear, inset spotlighting, panelled bath with shower extension and splashback tiling, wash hand basin with splashback tiling, low level W.C, shaving point, chrome heated towel rail, tiled flooring.

Landing 2

Inset spotlighting, laminated wood flooring.

Bedroom 4

8'1" x 7'9" (2.47m x 2.36m)
Double glazed velux window to front, access to built-in storage cupboard and eaves space (with a combination boiler housed within said built-in storage cupboard), laminated wood flooring.

Dressing Area

12'8" x 12'8" (3.85m x 3.85m)
Double glazed Juliet balcony to rear, laminated wood flooring.

Bedroom 5/Study

6'5" x 11'3" (1.96m x 3.43m)
Double glazed velux window to front, access to eaves storage space, laminated wood flooring.

Shower Room 2

4'10" x 7'9" (1.48m x 2.36m)
Double glazed window to rear, tiled walls, walk-in shower cubicle (with both "rainfall" shower extension and separate hand-held shower extension), low level W.C and wash hand basin within vanity unit, extractor fan, tiled flooring.

Rear Garden

Approximately 35ft in length x 25ft in width
Easterly-facing and featuring, patio area, wooden storage shed, water tap, lights, side access via gates.

Front

Paved driveway, light, side access via gates.

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