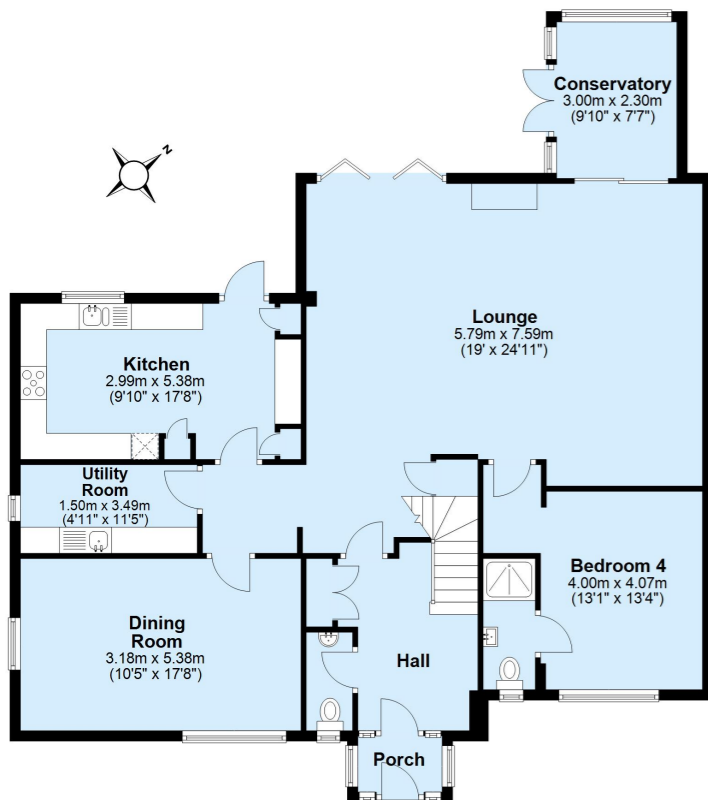


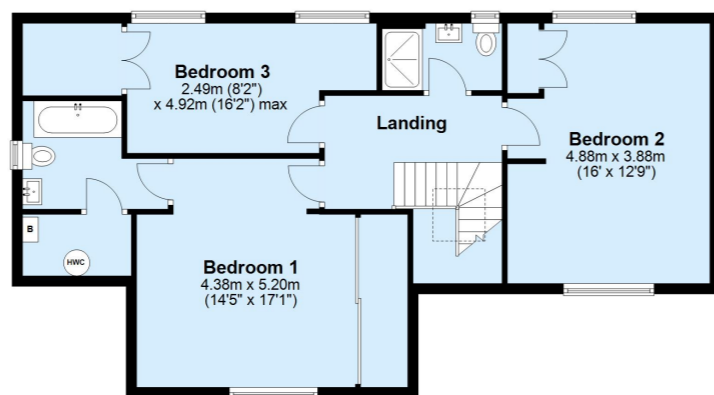
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



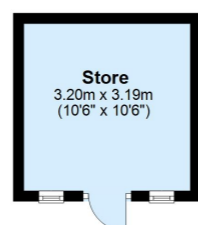
Ground Floor
Approx. 130.0 sq. metres (1399.8 sq. feet)



First Floor
Approx. 75.7 sq. metres (814.4 sq. feet)



Outbuilding
Approx. 10.2 sq. metres (110.0 sq. feet)



Total area: approx. 215.9 sq. metres (2324.2 sq. feet)

This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

52 Kynaston Road, Orpington, Kent, BR5 4JT

Guide Price £800,000 Freehold

- Deceptively Spacious
- Semi Detached Dwelling
- Up to Five Bedrooms
- Two En-Suites
- Versatile Accommodation
- Huge Lounge/Diner
- Separate Utility Room
- Family Shower Room



Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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52 Kynaston Road, Orpington, Kent, BR5 4JT

GUIDE PRICE £800,000 - £825,000

This deceptively spacious semi-detached dwelling provides versatile and flexible accommodation (2324.2 sq. feet approx.), ideal for two generational living or a large family, providing up to five double bedrooms, two en-suites and a family shower room. Extended by the present owner for this in mind, interior viewing comes highly recommended to fully appreciate the attention to detail and amount of space on offer. Features include a ground floor bedroom with en-suite shower room, a generous lounge/ diner, separate dining room/ 5th bedroom, conservatory, separate utility room, spacious hallway plus a bright galleried landing. Outside you will find a deep frontage providing parking for several cars, family-sized rear garden with decked patio area and summer house offering power. Benefits to note include a well-presented interior, double windows, storm porch, under floor heating on the ground and first floor levels, combination boiler for hot water, natural wood flooring, re-modelled interior doors, and chain free possession. The property is situated within easy walking distance Orpington High Street, Carlton Parade, good transport links, excellent shopping amenities (in town and Cray Avenue), The Walnuts for leisure pursuits, nearby schools and Priory Gardens. Exclusive to PROCTORS.

Location

The property is situated within easy walking distance of good transport links, Orpington High Street, Carlton Parade local shops, Priory Gardens and nearby schools.



Ground Floor

Entrance Porch

Double glazed door and windows, porch light.

Entrance Hall

Double glazed leaded light entrance door and windows, natural wood flooring, recessed ceiling lights, oak stair balustrades, built-in coats cupboard.

Lounge/Diner

Double glazed French doors to garden, double glazed sliding doors to conservatory, natural wood flooring, recessed ceiling lights, decorative fireplace surround, built-in deep storage cupboard.

Conservatory

Double glazed French doors and windows to garden, double glazed pitched roof, wall lights.

Dining Room/5th Bedroom

Double glazed windows to front and side, natural wood flooring.

Kitchen

Double glazed French doors and windows to rear, wall and base cabinets, built-in oven, microwave oven, gas hob unit set in quartz worktop, double bowl Belfast sink, pelmet lighting, integrated fridge and freezer, recessed ceiling lights, stainless steel extractor chimney, integrated dishwasher.

Bedroom Four with En-Suite Shower

Double glazed window to front, recessed ceiling lights.

En-Suite Shower

Double glazed window to front, shower cubicle, hand wash basin on vanity unit, W.C., recessed ceiling lights, under floor heating, extractor fan.

Utility Room

Double glazed window to side, wall and base cabinets, single sink unit, plumbed for washing machine, space for tumble dryer, recessed ceiling lights, extractor fan.

Cloakroom

Double glazed window to front, W.C., hand wash basin, extractor fan.

First Floor

Galleried Landing

Double glazed Velux skylight to front, recessed ceiling lights.

Bedroom One

Double glazed window to front, fitted sliderobes, recessed ceiling lights, deep airing cupboard housing combination boiler for hot water and associated plumbing.

En-Suite Bathroom

Double glazed window to side, Jacuzzi bath, hand wash basin on vanity unit, W.C.,

recessed ceiling lights, extractor fan.

Bedroom Two

Two double glazed windows to rear, built-in wardrobe, recessed ceiling lights.

Bedroom Three

Double glazed windows to front and rear, built-in wardrobe, recessed ceiling lights.

Family Shower Room

Double glazed window to rear, shower cubicle, hand wash basin on vanity unit, W.C., extractor fan, recessed ceiling lights.

Outside

Garden

Decked patio area, laid to lawn, fruit trees, outside tap, side access.

Summer House

Double glazed French doors and double glazed windows, power and light. (Ideal studio or gym).

Frontage (Via Entrance Gates)

Deep frontage providing parking for several cars, wall lights.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F

