



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)



Ascot Road | Orpington | BR5
£360,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Remodelled to high standards
- Bright I& Spacious lounge
- Modern fitted bathroom
- Detached garage
- 3 excellent sized bedrooms
- Modern fitted kitchen/diner
- 100' rear garden
- Off street parking



Entrance Hall

Double glazed multi-lock security front door, side window, meter cupboard, radiator, laminated wood flooring.

Living Room

3.32m x 3.90m (10'11" x 12'10")

Double glazed window to front, coved ceiling, radiator, high-quality contemporary laminated wood flooring.

Kitchen/Dining Room

4.94m x 2.40m (16'2" x 7'10")

Double glazed window and door to rear, large under stairs storage cupboard, stainless steel sink unit with cupboards and drawers under, contemporary range of wall and base units, integrated hob with hood over, integrated oven, integrated fridge/freezer, plumbing for washing machine, extensive working surfaces with splashback tiling, inset lighting, wall-mounted radiator, wood flooring.

Landing

Access to insulated loft with drop-down ladder, radiator, fitted carpet.

Master Bedroom

3.51m x 3.16m (11'6" x 10'4")

Double glazed window to front, coved ceiling, built-in wardrobes, radiator, fitted carpet.

Bedroom Two

2.70m x 2.88m (8'10" x 9'5")

Double glazed window to rear, built-in wardrobes, radiator, fitted carpet.

Bedroom Three

2.03m x 2.02m (6'8" x 6'8")

Double glazed window to front, radiator, fitted carpet.

Bathroom

2.47m x 1.32m (8'1" x 4'4")

Double glazed frosted windows to rear, fully-tiled walls with contemporary tiling, panelled bath with shower extension over and glass shower screen, wash hand basin, low level W.C., heated towel rail, extractor fan, inset lighting, laminated wood flooring.

Rear Garden

Patio area, traditional lawn, further patio area, light, water tap, access to rear via gates, single garage approached via access road.

Garage

Excellent double width and length garage with roller shutters, power and light, work benches and door to the garden, garage approached via an access road.

Front Garden

Driveway providing off-street parking for two vehicles.

"EXQUISITELY REFURBISHED HOME" Situated equi-distance to Petts Wood or St Mary's Cray Stations this middle terraces home is situated at the very top of Ascot road, with easy access to green fields, transport links and good local schools. Remodelled to very high standards, this remarkable home offers wonderful accommodation comprising 3 excellent sized bedrooms, a wonderful bright lounge, a modern fitted kitchen & dining room and a contemporary fitted bathroom. To the rear, there is a good size garden extending to approximately 100' which also has a detached double garage which is approached via an access road. The front driveway provides off street parking for 2 vehicles. The property is offered on to the market with the benefit of new rewiring, new boiler and much, much more and is in excellent condition throughout with double glazed doors and windows.