



Total area: approx. 83.5 sq. metres (899.2 sq. feet)



**Stowting Road | Orpington | BR6**

£475,000

- Attractive end of terrace house
- Modern fitted kitchen
- 3 good sized bedrooms
- Garage and driveway
- Ample reception space
- Ground floor cloakroom
- Well-presented throughout
- Most convenient and popular location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

£475,000 Freehold



Kenton are delighted to present this attractive 3 bedroom end of terrace house, situated in the most convenient and popular of locations. Internally, to the ground floor, the property features; an entrance porch, dining room, modern fitted kitchen, a spacious living room overlooking the rear garden, as well as the additional benefit of a ground floor cloakroom. To the first floor, you will find 3 good sized bedrooms (the master and second of which both benefit from built-in wardrobes) and a family bathroom. Both double glazed and centrally heated (including a brand new boiler), the property is presented in good condition throughout and is tastefully decorated. Externally, there is a sunny aspect rear garden featuring a storage shed in addition to a garage and driveway accessed to the rear of the property. Furthermore, local recreation grounds can also be found to the side of the property offering ample additional external space, an undoubted benefit. Stowting Road is conveniently situated, being within close proximity to a range of some of Orpington's most popular schools, transport links and general amenities. Notably, the ever popular and Ofsted-rated Warren Road, Tubbenden and Darrick Wood Schools are easily accessible. Orpington Station is also situated within a mile (approximate 15-20 minute walk away), providing direct and frequent services into central London, ideal for a commuter. Ultimately, interest amongst prospective buyers will inevitably be substantial for this attractive family home, and we therefore recommend your earliest attention.

## Stowting Road, Orpington, BR6



### Entrance Porch

Double glazed opaque door to side, tiled flooring.

### Lounge

16'10" x 12'1" (5.13m x 3.68m)

Double glazed windows and French doors to rear, radiators, engineered wood flooring.

### Dining Room

14'11" x 8'12" (4.55m x 2.74m)

Double glazed window to front, radiator, engineered wood flooring.

### Kitchen

11'8" x 7'2" (3.56m x 2.18m)

Double glazed window to front, range of matching wall and base units and cupboards and drawers, working surfaces, splashback tiling, 1 1/2 bowl ceramic sink unit, integrated oven with gas hob and extractor hood over, integrated dishwasher, integrated under-the-counter freezer, space for fridge freezer, plumbing for washing machine, understairs storage cupboard, tiled flooring.

### Cloakroom

Double glazed opaque window to side, part-tiled walls, low level W.C, wash hand basin, radiator, tiled flooring.

### Landing

Access to loft, fitted carpet.

### Bedroom 1

11'8" x 10'12" (3.56m x 3.35m)

Double glazed window to front, fitted wardrobes, built-in wardrobe, radiator, laminated wood flooring.

### Bedroom 2

12'3" x 9'1" (3.73m x 2.77m)

Double glazed window to rear, built-in wardrobe, radiator, laminated wood flooring.

### Bedroom 3

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window to rear, radiator, laminated wood flooring.

### Bathroom

Double glazed opaque window to front, bath with shower extension over, low level W.C, wash hand basin, heated towel rail, tiled flooring.

### Rear Garden

Approximately 45ft in length

Patio area, lawn area, flowerbeds, storage shed, rear access.

### Garage

Up-and-over door, power and space for a tumble dryer, power and light, driveway.

### Front Garden

Lawn area, flowerbeds, path to front door.

