

Total area: approx. 66.7 sq. metres (718.4 sq. feet)



Clareville Road | Orpington | BR5

£320,000

- 2 bedroom split-level maisonette
- Private entrance porch
- Contemporary kitchen with dining space
- Double glazed & new storage heating system
- Well-kept & maintained communal lawn area
- Garage en-bloc
- Ever-popular & convenient location
- No onward chain

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	73	England, Scotland & Wales		EU Directive 2002/91/EC	43

£320,000 Leasehold



Kenton are delighted to present this 2 bedroom split-level maisonette, situated in an ever-popular and convenient location. An entrance porch to the ground floor leads you via a stairway to a good sized contemporary kitchen with dining space and a separate living room to the first floor, with two bedrooms (the master of which benefits from some built-in storage as well) and a modern bathroom found to the second floor. Presented in neutral decorative order throughout, the property also features double glazing and a new storage heating system. Externally, there is a very well-kept and maintained communal lawn area to the front. Furthermore, there is also a garage en-bloc (with sufficient space to park a car in front of) and irrespectively, ample un-restricted off-street parking nearby. Clareville Road is conveniently situated, with a range of transport links, popular schools and general amenities nearby. Orpington Station can be found less than mile away, offering direct and frequent services into central London. A diverse range of handy shops and popular restaurants/bars/pubs are also easily accessible on both Orpington High Street and in nearby Locksbottom. The ever-desired Ofsted "outstanding" rated Crofton Primary School (mixed) is also just one of several nearby well-regarded schools. Representing an ideal first purchase or buy-to-let investment and offered to the market with the benefit of no onward chain, interest amongst prospective buyers will inevitably be high and we therefore recommend your earliest attention.

Second Floor

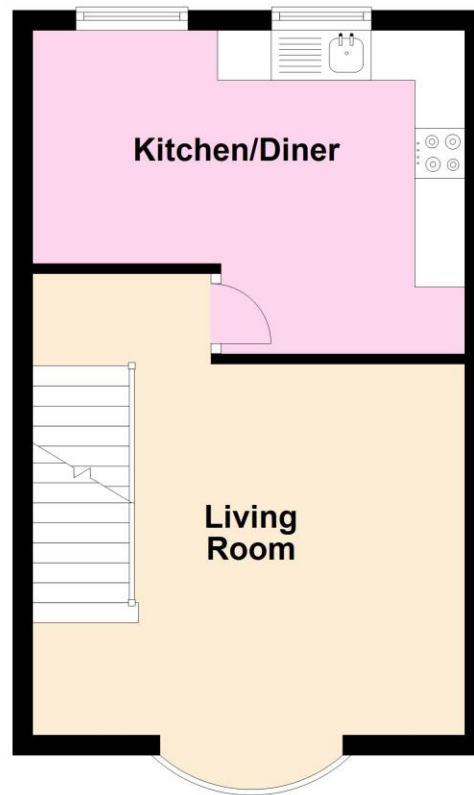
Approx. 30.6 sq. metres (329.8 sq. feet)



Clareville Road, Orpington, BR5

First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Porch

3'12" x 3'3" (1.21m x 1.00m)

Front door, built-in storage cupboard, door to staircase leading to first floor.

Living Room

15'2" maximum x 14'2" (4.62m maximum x 4.33m)

Double glazed bay window to the front, staircase to second floor, electric storage heater, fitted carpet.

Kitchen/Diner

10'8" maximum x 14'2" (3.24m maximum x 4.33m)

Double glazed windows to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated electric hob and oven with extractor hood over, plumbing for washing machine, plumbing for dishwasher, space for upright fridge-freezer, electric storage heater, laminate flooring.

Landing

Airing cupboard, fitted carpet.

Bedroom One

12'2" x 11'1" (3.71m x 3.39m)

Double glazed window to the front, built-in cupboard over stairs, electric storage heater, fitted carpets.

Bedroom Two

10'9" x 8'0" (3.28m x 2.45m)

Double glazed window to the rear, electric storage heater, fitted carpet.

Bathroom

7'6" x 5'10" (2.28m x 1.79m)

Double glazed frosted window to the rear, p-shaped panelled bath with mixer tap and shower extension over, low-level WC, wash hand basin in vanity unit, chrome heated towel rail, part-tiled walls, tiled flooring.

Communal Gardens

Garage

Up and over door, parking space in-front.

