



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Orchard Lodge | Rushmore Hill | Orpington | BR6

£700,000

- Most unique and endearing of properties
- Boasting an array of character features
- 3 bedrooms (one of which is en-suite)
- Attractive garden areas
- Driveway accessed via gates
- Potential to re-configure and develop STPP
- Conveniently-situated
- No onward chain



Kenton are delighted to present this most unique and endearing of bungalows, boasting an array of character features, significant potential and being conveniently-situated. Accessed via gates to the front, a conservatory-esque area to the side then in turn leads to all accommodation, comprising; a double-aspect and ample-sized living room, a fitted kitchen, three bedrooms (the master of which is en-suite) two of which feature fitted wardrobes and furthermore a family bathroom featuring both a bath and walk-in shower cubicle. Throughout the property you will find various traditional and charming features, namely; ceiling beams, ceiling roses and picture rails as well as a beautiful fireplace to the living room. Objectively however, the property would certainly benefit from some modernisation and renovation. Externally, there are attractive garden areas, primarily to the left-hand side (when facing the property from Rushmore Hill) and front, featuring lawn and patio areas in addition to a driveway providing off-street parking. Subject of course to the relevant planning consents, any prospective buyer would have significant potential to re-configure and develop the property as one would want. Orchard Lodge is as aforementioned also conveniently-situated, with an extensive range of transport links and general amenities within close proximity. Both Knockholt and Chelsfield train stations are located circa just under a mile away and provide direct and frequent services into Central London, respectively. You will also find general amenities within close proximity and furthermore, Orpington High Street is also a relatively short drive away and features a range of handy shops, facilities and eateries. The M25 is also a mere few minutes' drive away. Offered to the market with the benefit of no onward chain.

Orchard Lodge, Rushmore Hill, Orpington, BR6



Conservatory

15'5" maximum x 10'9" maximum (4.71m maximum x 3.28m maximum)
Double glazed with; coved ceiling, access to (small) loft area, radiator, tiled flooring. Door to;

Hallway

Ceiling rose, storage cupboard, radiator, fitted carpet.

Living Room

18'7" x 15'9" (5.66m x 4.81m)
Double glazed doors to side, double glazed window to side, double glazed window to front, ceiling beams, picture rail, original fireplace with brick surround, radiator, fitted carpet.

Kitchen

13'6" x 8'5" (4.11m x 2.56m)
Double glazed window to front, ceiling roses, range of matching wall and base units, working surfaces with splashback tiling, sink unit, integrated oven and gas hob with extractor hood over, integrated under-the-counter fridge, plumbing for washing machine, radiator, vinyl wood-effect flooring.

Hallway

Ceiling window, coved ceiling, radiator, fitted carpet.

Bedroom 1

10'7" x 11'11" (3.22m x 3.63m)
Double glazed window to side, coved ceiling, ceiling beams, ceiling rose, picture rail, fitted wardrobes, radiator, fitted carpet.

En-Suite Shower Room

6'12" maximum x 3'11" (2.13m maximum x 1.19m)
Half-tiled walls, extractor fan, walk-in shower cubicle, wash hand basin, W.C, tiled flooring.

Bedroom 2

11'3" x 8'4" maximum (3.42m x 2.54m maximum)
Double glazed window to side, coved ceiling, ceiling beams, picture rail, fitted wardrobes, radiator, fitted carpet.

Bedroom 3

7'5" x 12'2" (2.25m x 3.71m)
Double glazed window to side, coved ceiling, ceiling beams, ceiling rose, picture rail, radiator, fitted carpet.

Bathroom

6'7" x 9'12" (2.00m x 3.04m)
Double glazed frosted window to side, coved ceiling, extractor fan, wash hand basin in vanity unit, bathtub, walk-in shower cubicle, W.C, radiator, fitted carpet.

Externally

Entrance gates, driveway, traditional lawn areas, patio areas, mature trees and shrubs, side gate in turn leading to further patio area, storage shed, lights.

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