



Total area: approx. 70.1 sq. metres (754.9 sq. feet)



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

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Repton Road | Orpington | BR6

£475,000

- Chain free
- 2 Bedroom semi-detached house
- Through lounge-diner
- Modern kitchen
- Shower room plus separate WC
- Off-street parking
- Stunning south-facing garden
- Well-maintained throughout



Situated in the most convenient of locations, Kenton Estate Agents are delighted to present to the market this 2 bedroom semi-detached house. Having been very well-maintained throughout by the previous owner, and offered on to the market with no onward chain, it is certainly not one to miss. Internally, the accommodation comprises; a welcoming entrance hall, a spacious and neutrally decorated through lounge-diner featuring patio doors on to the rear garden, plus a modern fitted kitchen. Upstairs you will find two well-sized bedrooms (both benefitting from fitted storage) as well as a contemporary shower room and a sperate WC. Outside, the aforementioned rear garden is simply stunning; boasting a Southerly aspect and extending to circa 110ft, featuring a patio area ideal for al fresco dining, and a traditional lawn complimented by well-established flowerbeds, mature shrubs and trees - it is a true paradise! Furthermore, to the front of the property there is ample off-street parking for 2 cars. Repton Road is ideally situated for Chelsfield Station (circa 5 minutes' walk) providing fast services into London, and is also within the vicinity of many well-regarded schools, namely but not limited to; The Highway Primary, St Olaves Grammar, Chelsfield Primary and Warren Road Primary. We feel this property makes the ideal home for first time buyers or those looking to downsize and would recommend your earliest attention.

£475,000 Freehold



Repton Road, Orpington, BR6



Entrance Hall

10'10" x 6'3" (3.30m x 1.91m)

Double glazed window to the side, staircase to first floor with meter cupboard under, radiator, fitted carpet.

Lounge

11'3" x 11'10" (3.43m x 3.60m)

Double glazed leaded light window to the front, feature fireplace, radiator, fitted carpet. Opening on to:

Dining Room

9'1" x 9'2" (2.77m x 2.80m)

Double glazed patio doors to the rear garden, radiator, fitted carpet.

Kitchen

10'1" x 8'11" (3.08m x 2.72m)

Double glazed leaded light window to the rear, range of modern matching wall and base units, cupboards and drawers, ceramic sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated gas hob with oven under, integrated dishwasher,

Landing

11'11" x 6'4" (3.62m x 1.92m)

Double glazed leaded light window to the side, access to loft, fitted carpet.

Bedroom 1

10'10" x 11'9" into wardrobes (3.30m x 3.59m)

Double glazed leaded light window to the front, range of fitted double and triple wardrobes, radiator, fitted carpet.

Bedroom 2

9'1" x 11'9" (2.77m x 3.59m)

Double glazed leaded light window to the rear, fitted double wardrobes, radiator, fitted carpet.

Shower Room

5'6" x 5'10" (1.68m x 1.78m)

Double glazed leaded light window to the rear, corner shower cubicle, wash-hand basin in vanity unit, fully tiled walls, radiator, tiled flooring.

W.C.

2'8" x 6'4" (0.81m x 1.92m)

Double glazed leaded light frosted window to the front, low-level WC, radiator, tiled flooring.

Rear Garden

South-facing and well-established with a patio area, traditional lawn, flowerbeds and borders, mature trees and shrubs, wooden pergola, further hardstanding/patio area to the rear, 2 brick-built storage cupboards.

Front Garden/Driveway

Flowerbeds and border with mature shrubs, single driveway providing off-street parking for maximum 2 cars.

