



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	61	
(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	

Somerden Road | Orpington | BR5

£380,000

- Semi-detached bungalow
- 2 bedrooms
- Detached garage
- Enormous potential
- Tranquil and picturesque location
- Attractive rear and front gardens
- Requiring modernisation
- No onward chain



Kenton are delighted to present this 2 bedroom semi-detached bungalow, situated in the most tranquil of locations with picturesque views and boasting enormous potential for the next prospective owners. Internally, the property comprises; a box bay-fronted living room with feature fireplace, a relatively good sized fitted kitchen to the front (which also provides access to the rear garden via a side door), two well-proportioned and again relatively good sized bedrooms and furthermore an ample-sized bathroom. Externally, there is an attractive rear garden with both patio and lawn areas, as well as a detached garage (which, via a side gate, can be directly accessed by a vehicle). Additionally, there is a further attractive and well-proportioned garden to the front. Objectively, the property does require modernisation throughout but is both gas centrally heated (incidentally featuring a relatively new boiler) and also features some double glazing. Situated on a large plot, as aforementioned there is also substantial potential for a prospective buyers, namely to extend to the side and/or rear and also to convert the loft, with precedents for said extensions on the road (of course the relevant planning consents will be applicable). Somerden Road is, as referenced, very tranquil being a quiet residential road and also with extensive views of countryside to the rear of the property. At the same time however, Somerden Road is also conveniently-located with a range of general amenities within close proximity. Orpington High Street and its array of; shops, restaurants/bars and leisure facilities is easily accessible via short bus ride (with a nearby bus route) or drive. Both St. Mary Cray and Orpington Stations are slightly further afield but again easily-accessible and offering frequent services into Central London. There is also a number of popular and reputable schools nearby, namely the Ofsted "Good" rated (both) St. Philomena's and Blenheim Primary Schools. Offered to the market with the benefit of no onward chain.

Somerden Road, Orpington, BR5



Hallway

15'3" x 3'4" (4.65m x 1.01m)

Wooden front door with frosted window panels, radiator, carpet tiled flooring.

Living Room

13'9" x 11'2" maximum (4.18m x 3.41m maximum)

Double glazed box bay window to front, picture rail, feature fireplace, radiator, fitted carpet.

Kitchen

11'5" x 7'5" (3.48m x 2.25m)

Glazed window to front, double glazed window to side, double UPVC door with double glazed window to side, built-in cupboard housing boiler (which incidentally is circa 18 months old), pantry cupboard (with small glazed window to side), base units, working surfaces with splashback tiling, stainless steel sink unit, space for gas cooker, plumbing for washing machine, tiled flooring.

Bedroom 1

11'0" x 11'2" maximum (3.36m x 3.40m maximum)

Double glazed window to rear, picture rail, radiator, fitted carpet.

Bedroom 2

7'10" x 11'1" (2.40m x 3.39m)

Glazed window to rear, stained glass window to side, picture rail, radiator, fitted carpet.

Bathroom

5'6" x 8'2" (1.68m x 2.49m)

Double glazed frosted window to side, access to loft area, half-tiled walls, panelled bath with shower extension over, wash hand basin, low level W.C., radiator, vinyl flooring.

Rear Garden

Side access via gate, further gate to side to facilitate direct access into garage (i.e for a vehicle), patio area, traditional lawn area, flowerbeds and borders, mature shrubs.

Garage

19'6" x 10'6" (5.95m x 3.20m)

Gate to side to facilitate direct access (i.e for a vehicle) with; up-and-over door to front, door to side, glazed windows to side.

Front

Pathway to front door, side access via gate, traditional lawn area, mature shrubs.

