



Total area: approx. 151.3 sq. metres (1628.3 sq. feet)

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



The Ridge | Orpington | BR6

£850,000

- Traditional, attractive detached house
- Most coveted & convenient of locations
- Two reception rooms & 4 bedrooms
- Ground floor W.C
- South-westerly facing rear garden
- Garage & driveway
- Renovation project
- No onward chain



Kenton are delighted to present this traditional and attractive detached house coming to the market for the first time in a generation, situated in one of the most coveted roads within Orpington South. Objectively, the property requires complete renovation and modernisation throughout however therefore represents a fantastic project opportunity for prospective buyers. Internally, to the ground floor, the property comprises two separate and ample-sized reception rooms in the form of a bay-fronted dining room and also a lounge to the rear overlooking the rear garden. Adjacent to the lounge is the kitchen which, incidentally, is in fact relatively contemporary in style having been fitted circa 10 years or so ago. Furthermore, there is a cloakroom with W.C to complete the ground floor accommodation. A porch and in turn wide and welcoming L-shaped entrance hall serve the ground floor. To the first floor, you will find four bedrooms (three doubles and a relatively good sized single), two of which currently feature fitted wardrobes. A bathroom and separate W.C conclude the first floor accommodation. Notably, the landing is also well-proportioned. Externally, the aforementioned rear garden is attractively tiered, boasting a south-easterly orientation and measuring approximately 100-120 feet in length. Furthermore, there is also an ample-sized garage. To the front, there is a driveway facilitating off-street parking for a couple of vehicles. As referenced, The Ridge is un-questionably one of the most desired roads in South Orpington, with Orpington Station a mere circa 15 minutes walk away, providing direct and frequent services into central London. Additionally, the ever-popular and reputable Darrick Wood School (mixed primary and secondary) is also within short walking distance, as is the well-renowned Newstead Wood Grammar School (girls with a mixed sixth form). The equally well-renowned St. Olaves Grammar School (boys with mixed sixth form) is also within fair proximity. Orpington High Street and its extensive range of amenities is also easily-accessible. Undoubtedly, post said renovation works, the property will make a truly wonderful family home and so with that we naturally recommend your earliest attention. Offered to the market with the benefit of no onward chain.

£850,000 Freehold



The Ridge, Orpington, BR6



Porch

4'2" x 6'7" (1.28m x 2.00m)

Double glazed frosted door to the front with side panel window, original single glazed leaded light window to the side, quarry tiled flooring.

Entrance Hall

13'12" max x 17'2" max (4.26m x 5.24m)

Original wooden front door with single glazed leaded light side window panels, staircase to first floor with cupboard under, radiator, coved ceiling, fitted carpets.

Dining Room

16'1" into bay x 12'11" (4.91m x 3.93m)

Double glazed leaded light bay window to the front, brick fireplace, radiator, coved ceiling, original floorboards.

Lounge

14'5" x 11'12" (4.39m x 3.65m)

Double glazed doors on to the rear garden with double glazed side window panels, radiator, fitted carpet.

Kitchen

14'3" x 7'12" (4.35m x 2.43m)

Double glazed frosted door to the side, double glazed frosted window to the side, double glazed window to the rear, range on matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with partial splashback tiling, integrated gas hob and integrated oven with extractor hood over, integrated under-counter fridge, plumbing for washing machine, radiator, coved ceiling, vinyl flooring.

Downstairs WC

5'10" x 2'9" (1.77m x 0.85m)

Double glazed frosted window to the side, low-level WC, wash hand basin, vinyl flooring.

Landing

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

Bedroom 1

16'2" x 12'10" (4.94m x 3.92m)

Double glazed leaded light bay window to the front, range of fitted wardrobes, radiator, fitted carpets.

Bedroom 2

14'6" x 12'0" (4.42m x 3.67m)

Double glazed window to the rear, range of fitted wardrobes and drawers, radiator, original floorboards.

Bedroom 3

15'6" x 9'3" (4.72m x 2.83m)

Double glazed leaded light window to the front, double glazed frosted window to the side, single glazed skylight, double glazed window to the rear, radiator, vaulted ceilings, original floorboards.

Bedroom 4

13'11" x 7'2" (4.24m x 2.19m)

Double glazed leaded light window to the front, radiator, fitted carpet.

Bathroom

8'1" x 7'11" (2.47m x 2.42m)

Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension, further electric shower over the bath, wash hand basin, airing cupboard housing hot water cylinder, vinyl flooring.

WC

2'9" x 4'9" (0.85m x 1.46m)

Double glazed window to the side, low-level WC, vinyl flooring.

Rear Garden

Extending to circa 120ft, the rear garden is a gardener's paradise. Set over several tiers, the garden comprises; a patio area stepping down onto a traditional lawn, with further steps to the bottom lawned area. Throughout the garden is well-stocked with a variety of flowerbeds and borders, plus established trees and shrubs.

Front Garden/Driveway

Paved driveway with space for 2-3 cars, mature tree and shrubs.

Garage

16'1" x 8'11" (4.89m x 2.73m)

Up and over door, access to gas and electricity meters.

