



Total area: approx. 109.9 sq. metres (1183.3 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	



Lynmouth Rise | Orpington | BR5

£550,000

- 3 bedroom detached house
- Attractive mock-tudor style
- 2 reception rooms
- Ground floor W.C
- Requiring modernisation throughout
- Attractive rear and front gardens, garage & driveway
- Most convenient location
- No onward chain

£550,000 Freehold



Kenton are delighted to present this attractive mock-tudor style 3 bedroom detached house, situated within a few minutes' walk of St. Mary Cray Station. Throughout, the property requires complete renovation and so resultantly offers a prospective buyer the opportunity to certainly transform the property into a wonderful, modern family home. The ground floor accommodation comprises; a spacious living room to the front, a separate ample-sized dining room overlooking the rear garden, a kitchen also overlooking the rear garden and finally, a cloakroom with W.C. The hallway itself is also ample-sized and L in shape. To the first floor, you will find three well-proportioned bedrooms as well as a bathroom and separate W.C. Incidentally, the landing is also roomy. Externally, there is an attractive Easterly-facing rear garden which features both patio and traditional lawn areas as well as mature trees and shrubs. Notably, there are also two separate built-in storage cupboards as well as access to the garage via a side door. To the front, likewise there is a further attractive traditional lawn area and access to the garage as well as a driveway facilitating off-street parking. Precedents for several varying extensions are also set by neighbouring properties. As aforementioned, St. Mary Cray Station is a mere few minutes' walk away and provides direct and frequent services into Central London. Furthermore, some of Orpington's most coveted schools are also nearby including the ever-reputable Poverest Primary School (currently rated Ofsted "Good"). The Nugent shopping centre and its range of amenities is also a short walk away with Orpington High Street itself and its array of; restaurants, bars and popular shops is also easily-accessible via a very short bus ride or drive. Offered to the market with the benefit of no onward chain.

Lynmouth Rise, Orpington, BR5



Hallway

Composite front door with double glazed frosted window panels, picture rail, staircase to first floor with understairs storage cupboard, radiator, fitted carpet.

Living Room

14'11" into bay x 18'12" maximum (4.55m into bay x 5.78m maximum)
Double glazed windows to front, original feature fireplace with brick surround, radiators, fitted carpet.

Dining Room

11'7" x 11'0" maximum (3.54m x 3.36m maximum)
Double glazed patio doors and windows to rear garden, picture rail, feature electric fireplace with wooden surround, fitted carpet.

Kitchen

9'7" x 10'1" (2.91m x 3.08m)
Double glazed window to rear, double glazed frosted window to side, double glazed frosted door to side, half-tiled walls, sink unit, larder cupboard, shelving, gas supply for cooker, plumbing for washing machine, wall-mounted boiler, fitted carpet.

Cloakroom

5'12" x 3'5" (1.82m x 1.05m)
Double glazed frosted window to side, half-tiled walls, W.C, wash hand basin, fitted carpet.

Landing

Double glazed frosted window to side, picture rail, airing cupboard housing hot water cylinder, storage cupboard, access to loft, radiator, fitted carpet.

Bedroom 1

14'4" x 11'6" maximum (4.36m x 3.50m maximum)
Double glazed window to front, picture rail, original feature fireplace with brick surround, fitted carpet.

Bedroom 2

10'12" x 12'12" (3.35m x 3.96m)
Double glazed window to rear, picture rail, vinyl flooring.

Bedroom 3

10'6" x 7'3" (3.19m x 2.21m)
Double glazed window to front, picture rail, vinyl flooring.

Bathroom

5'11" x 9'5" (1.81m x 2.86m)
Double glazed frosted window to rear, half-tiled walls, panelled bath, wash hand basin, towel rail, vinyl flooring.

Separate W.C

5'5" x 2'8" (1.65m x 0.81m)
Double glazed frosted window to side, W.C, exposed floorboards.

Rear Garden

Approximately 65ft in length x 40ft in width Easterly-facing with; patio area, traditional lawn area, flowerbeds and borders, mature trees and shrubs, built-in storage cupboards (one with power), access to garage via side door, side access via gates (to both sides).

Garage

21'5" x 8'1" (6.52m x 2.47m)
Double doors to front, door to side, light, power.

Front

Driveway providing off-street parking, traditional lawn area, mature shrubs, access to garage via double doors to front, side access via gates (to both sides).

