



Total area: approx. 128.5 sq. metres (1382.7 sq. feet)



Blossom Drive | Orpington | BR6

£625,000

-  Modern E-O-T town house
-  3 double bedrooms
-  Extended living/dining room
-  Allocated parking space
-  Circa 1,400 sqft
-  2 bath/shower rooms + ground floor W.C
-  Modern & fully-fitted kitchen
-  Most convenient location



Kenton are delighted to present this conveniently-located modern-built 3 double bedroom and 2 bath/shower room (+ ground floor W.C) end-of-terrace town house, with almost 1,400 square foot of spacious and versatile accommodation, and presented in contemporary and stylish manner throughout. To the ground floor, you will find ample reception space in the form of an extended living/dining room (which features fashionable bi-folding doors on to the rear garden also), which also opens on to a modern and fully-fitted kitchen to the front. A cloakroom with W.C completes the ground floor accommodation. The first floor features two double bedrooms as well as a contemporary bathroom. To the second floor is the primary bedroom, which is very generously-sized and also features fitted wardrobes. Furthermore there is also a stylish and relatively newly-installed en-suite shower room.

Externally, there is a low-maintenance rear garden, boasting a Westerly-orientation and featuring a patio and traditional lawn area, measuring approximately 30ft in length. To the front is an allocated parking space. Blossom Drive is a modern (built circa 2010) gated development, that could not be more conveniently-located. Orpington High Street and its extensive range of; handy shops, restaurants, bars and leisure and beauty facilities is a mere few moments' walk away. Orpington Station is also incredibly easily-accessed, again within short walking distance (circa 10 minutes) and offering direct and frequent services into central London. Furthermore, some of Orpington's most coveted and popular schools are nearby, namely the ever-reputable Perry Hall Primary School (currently-rated Ofsted "outstanding") as well as the incredibly well-renowned St. Olaves and Newstead Wood Grammar Schools, for instance. *Please note that there is a service charge of circa £75.00 payable quarterly for residents within the development.

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Hallway

Staircase to first floor, radiator, laminated wood flooring.

W.C

Double glazed frosted window to front, inset spotlighting, low level W.C, wall-mounted wash hand basin, radiator, tiled flooring.

Living/Dining Room

24'11" x 15'4" (7.60m x 4.68m)

Double glazed bi-folding doors to rear garden, double glazed sky light windows to rear, inset spotlighting, built-in storage cupboard, radiators, laminated wood flooring.

Kitchen

12'9" x 6'0" (3.89m x 1.83m)

Double glazed window to front, inset spotlighting, range of matching wall and base units and cupboards and drawers, granite work surfaces with splashback tiling, 1 & 1/2 bowl stainless steel sink unit with drainer and swan-neck mixer tap, breakfasting bar area, integrated double oven and 5-ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, additional integrated freezer, wall-mounted Vaillant boiler (concealed in unit), radiator, laminated wood flooring.

Landing 1

Staircase to second floor, built-in storage and meter cupboard, radiator, fitted carpet.

Bedroom 2

15'3" x 10'2" (4.65m x 3.10m)

Double glazed window to front with fitted shutters, radiator, fitted carpet.

Bedroom 3

15'3" x 9'6" (4.65m x 2.90m)

Double glazed window to rear with fitted shutters, built-in airing cupboard housing "mega-flow" hot water cylinder, radiator, fitted carpet.

Bathroom

7'4" x 5'6" (2.24m x 1.68m)

Tiled walls, inset spotlighting, panelled bath with shower extension over, low level W.C, wall-mounted wash hand basin, shaving point, extractor fan, chrome heated towel rail, laminated wood flooring.

Landing 2

Storage cupboard, fitted carpet.

Bedroom 1

22'12" x 16'1" (7.01m x 4.91m) 22'12" x 11'6" (7.01m x 3.51m)

Double glazed window to front with fitted shutters, fitted wardrobes, built-in storage cupboard, access to loft area, radiators, fitted carpet.

En-Suite

6'1" x 5'1" (1.85m x 1.55m)

Inset spotlighting, walk-in shower cubicle, low level W.C, wash hand basin in "floating" vanity unit, extractor fan, chrome heated towel rail, tiled flooring.

Rear Garden

Approximately 30ft in length x 25ft in width Westerly-facing with; patio area, traditional lawn area, wooden storage shed, light, water tap, side access via gate.

Front

Allocated parking space.

