



Total area: approx. 68.3 sq. metres (735.1 sq. feet)



## Marcellina Way | Orpington | BR6

Asking price of £460,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Chain free
-  Detached bungalow
-  2 bedrooms
-  Good size lounge
-  4-piece bathroom suite
-  Driveway and garage
-  Situated on a corner plot, in a quite development
-  Circa 40ft x 40ft rear garden



Asking price of £460,000 Freehold



CHAIN FREE! Kenton are delighted to present to the market this pleasant detached 2 bedroom bungalow, tucked into a quiet cul-de-sac within a popular development. Internally, the accommodation is well-proportioned throughout, comprising; a traditional-style lounge with feature fireplace, modern fitted kitchen, 2 good size bedrooms (with access to the rear garden from bedroom 2), and a fully-tiled bathroom with 4-piece suite. Situated on a corner plot, the rear garden is larger than average (circa 40ft x 40ft), with a decked entertaining area, traditional lawn and mature trees, offering peace and tranquillity. Furthermore, there is a detached garage situated in the far corner of the garden which lends itself to being re-modelled as a home office/gym. To the front of the property, there is a private driveway in front of the attached garage, as well as a lawned garden area. Overall, the bungalow has been well-maintained throughout, and is neutrally decorated, offering any new owner the opportunity to make it their own, over time. Marcellina Way is ideally situated for those needing access to Orpington Station (circa 20 mins walk, or opt for the bus which is located on Sevenoaks Road, a circa 5-7 mins walk from the property), as well as being within close proximity to a handful of well-regarded schools (Warren Road, Holy Innocents, St. Olaves, to name just a few). In our opinion, with the benefit of no forward chain, this property is an ideal buy for first time buyers, or those looking to downsize, alike.

## Marcellina Way, Orpington, BR6



### Porch

5'3" x 3'10" (1.60m x 1.18m)

Double glazed doors to front, double glazed window to side, front door leading to hallway.

### Kitchen

10'4" x 7'6" (3.16m x 2.28m)

Double glazed window to front, double glazed window to side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, integrated oven with electric hob over, extractor hood, working surfaces, washing machine, under-counter fridge, tiled flooring.

### Lounge

17'8" x 9'11" (5.38m x 3.02m)

Double glazed window to the front, double glazed window to the side, feature electric fireplace, radiator, coved ceiling, wood flooring.

### Bedroom 1

14'3" into alcove x 8'8" (4.34m into alcove x 2.63m)

Double glazed window to the rear, built-in cupboard, radiator, fitted carpet.

### Bedroom 2

7'11" x 8'9" (2.41m x 2.67m)

Double glazed window to the rear, door to rear garden, radiator, fitted carpet.

### Bathroom

11'11" x 5'5" (3.64m x 1.66m) Measured at maximum

Double glazed window to the side, bath with mixer tap and shower extension, corner shower cubicle, low-level WC, wash hand basin, fully tiled walls, radiator, tiled flooring.

### Rear Garden

Decking, traditional lawn, mature trees and shrubs, wooden shed/summerhouse, side access to front, access to attached garage. There is a further detached garage situated in the garden, however this is in need of repair/replacement (any new owner could opt for a home office to be built for example).

### Garage

17'3" x 8'7" (5.25m x 2.61m)

Up and over door to front, door to rear garden, power and light.

### Front Garden/Driveway

Gravelled driveway, lawn area with mature trees.

