



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

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



## Foxfield Road | Orpington | BR6

£685,000

- Most-stylishly presented
- Extensive, high quality fittings & appliances
- Utility Room
- Most attractive rear garden + driveway
- Enormous open-plan reception & kitchen space
- 2 bedrooms
- Bathroom with separate shower
- Incredibly coveted and convenient location



Kenton are delighted to present this most stylishly-presented of 2 bedroom semi-detached bungalows conveniently-situated in one of the most coveted locations in South Orpington. Throughout, this bungalow has been completely over-hauled and refurbished by the respective owners and to an incredibly high standard, with an array of luxury, contemporary features and fittings. Resultantly, the property is presented in tasteful, contemporary manner and stylish decor throughout. Internally, the focal point of the property is the enormous open-plan reception and kitchen space which features; double glazed bi-folding doors to the most immaculate of rear gardens, a separate feature floor-to-ceiling double glazed window, an extensive range of high-quality wall and base units with granite work surfaces over, a full range of AEG integrated appliances, a large central island (which incidentally also features an integrated wine cooler) and ample dining and reception space, with all of the aforementioned benefitting from underfloor heating also. Additionally, there is the ever-desired utility room which notably also features an additional W.C. To the front, you will find two double bedrooms, both of which feature attractive leaded light bay windows. Furthermore, the bathroom is again presented in luxury and stylish manner and features both a bath and separate walk-in shower cubicle, in addition to an attractive feature opaque window and again, benefitting from underfloor heating. All of the internal accommodation is accessed via a hallway which also features a built-in storage cupboard (and incidentally, access to a spacious loft for which there is the possibility to convert subject to the default planning consents). Externally, as referenced the rear garden is immaculately-presented and features both an extensive patio area as well as a traditional lawn area with mature trees and shrubs in addition to a designated seating area with decorative woodchip. To the front, you will find a paved driveway providing off-street parking as well as a further garden area. Foxfield Road is undoubtedly one of the most popular roads in South Orpington, with an array of; transport links, general amenities and popular schools within close proximity. Namely, Orpington Station is a mere half a mile or so away and provides direct and frequent services into Central London. Orpington High Street is also easily-accessible, as is equally-so Locksbottom High Street and their respective selection of popular restaurants and bars and general convenience shops. The well-renowned and incredibly in-demand Darrick Wood School (Primary & Secondary) is also within short walking distance, in addition to the ever-reputable Newstead Wood Grammar School with other popular schools also nearby. Offered to the market with the benefit of no onward chain.

## Foxfield Road, Orpington, BR6



### Hallway

9'11" maximum x 10'1" maximum (3.03m maximum x 3.07m maximum)

Composite entrance door to side with double glazed frosted window panels, access to loft (which is boarded and accessible via a drop-down ladder), built-in storage cupboard, matte radiator, Amtico flooring.

### Open-Plan Reception & Kitchen Space

31'0" maximum x 19'7" maximum (9.45m maximum x 5.96m maximum)

Double glazed bi-folding doors to rear, double glazed feature floor-to-ceiling window to rear, two skylight windows, inset spotlighting, extensive range of matching wall and base units and cupboards and drawers with butterflyed granite work surfaces, matte sink unit, feature smoked glass matte splashback, integrated AEG oven, integrated AEG grill, integrated AEG induction hob with extractor hood over, integrated AEG microwave, integrated AEG dishwasher, inset space for American-style fridge freezer, central island (with; butterflyed granite work surfaces, units and integrated wine cooler), upright contemporary matte radiator, Amtico flooring with plumbed underfloor heating.

### Utility Room

6'4" x 6'8" (1.93m x 2.02m)

Double glazed frosted window to side, range of matching wall and base units, matte sink unit, splashback tiling, plumbing for washing machine, low level W.C, matte heated towel rail, Amtico flooring.

### Bedroom 1

16'1" x 11'4" (4.90m x 3.45m)

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

### Bedroom 2

12'4" into bay x 10'1" maximum (3.77m into bay x 3.07m maximum)

Double glazed leaded light bay window to front with shutters, feature fireplace, built-in meter cupboard, radiator, fitted carpet.

### Bathroom

7'9" x 9'9" (2.37m x 2.98m)

Double glazed opaque feature window to side, inset spotlighting, half-tiled walls, tiled bath with matte mixer tap and shower extension, separate walk-in shower cubicle with; rainforest shower, recessed storage space and glass door with feature matte window panels, low level W.C, oval marble wash hand basin in feature wooden vanity unit, feature LED mirror, matte heated towel rail, feature accent lighting, tiled flooring with electric underfloor heating.

### Rear Garden

Approximately 50ft in length x 40ft in width

Extensive patio area, traditional lawn area, mature trees and shrubs, flowerbeds and borders, seating area with decorative woodchip, storage sheds, water tap, lighting, side access.

### Front

Paved driveway facilitating off-street parking for 2 vehicles, traditional lawn area, mature trees and shrubs, side access.

