



Total area: approx. 119.9 sq. metres (1291.1 sq. feet)



Hillcrest Road | Orpington | BR6

£650,000

- Attractive, traditional semi-detached house
- Ample reception space & 3 ample-sized bedrooms
- Circa 100ft south-facing rear garden
- One of Orpington South's most coveted roads
- Already extended
- Ground floor wet room
- Integral garage + driveway
- NO ONWARD CHAIN



Kenton are delighted to present this attractive and traditional style, 3 bedroom extended semi-detached house, situated on one of Orpington South's most coveted roads. Having been extended both single-storey to the rear and separately also behind the garage already, the ground floor accommodation comprises; ample reception space in the form of three inter-connecting reception rooms (including a bay-fronted living room), a fitted kitchen/breakfasting room, a wet room (that can easily be re-designed and re-configured into a conventional shower room), as well as an integral garage (which, subject to planning permission by default, can for instance be converted into an additional bedroom or reception room, if desired). Notably, the ground floor is also served by a well-proportioned hallway. To the first floor, you will find three ample-sized bedrooms (again including a bay-fronted first bedroom) as well as a bathroom and separate W.C (with it very much viable to amalgamate these into a larger bathroom, if preferred). Objectively, it is likely that prospective buyers may want to generally modernise the property in areas, however very-evidently the property has been impeccably-maintained and so resultantly is presented in effectively immaculate condition throughout. Externally, there is the most attractive of rear gardens, measuring circa 100ft in length, boasting the ever-coveted south orientation, and featuring both patio and traditional lawn areas as well as an array of mature trees (including fruit) and shrubs. To the front is a paved driveway. Also worthy of mention is the potential for further extension (again, subject to planning permission by default), with precedents for various different extensions (independent of the aforementioned potential garage conversion) amongst various neighbouring properties. Hillcrest Road is, as referenced, undoubtedly one of Orpington South's most coveted roads owing to its close proximity to both Orpington High Street and Station (with the former a circa 15-20 minute walk away and offering frequent and direct services into London, and the latter a circa 10 minute walk away and featuring an array of amenities), as well as some of Orpington's most reputable schools, namely the well-renowned St. Olaves and Newstead Wood Grammar Schools. The popular Goddington Park is also nearby, a tranquil space for dog walkers. Marketed with the benefit of no onward chain.

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Hallway

UPVC front door with frosted double glazed panel windows adjacent to both sides, frosted double glazed window to side, coved ceiling, staircase to first floor with built-in storage cupboard underneath, radiator, fitted carpet.

Living Room

16'8" into bay x 12'4" maximum (5.08m into bay x 3.77m maximum)
Double glazed bay window to front, coved ceiling, feature fireplace, radiator, fitted carpet. Door to;

Dining Room

9'8" x 10'3" (2.94m x 3.13m)
Coved ceiling, serving hatch to Kitchen, fitted carpet. Opening on to;

Sitting Room

13'3" x 10'2" (4.03m x 3.10m)
Double glazed window to side, double glazed sliding doors to rear garden, coved ceiling, radiator, fitted carpet.

Kitchen/Breakfasting Room

10'10" maximum x 17'9" maximum (3.31m maximum x 5.40m maximum)
Double glazed windows to rear, double glazed UPVC door to rear garden, tiled walls, built-in larder cupboard, range of matching wall and base units with cupboards and drawers, work surfaces, stainless steel sink unit with swan-neck mixer tap, space for cooker, space and plumbing for both a washing machine and dishwasher, space for upright fridge-freezer, breakfasting bar, wall-mounted Worcester boiler, serving hatch to Dining Room, radiator, tiled flooring.

Lobby

8'1" x 2'12" (2.47m x 0.91m)
Door to Wet Room, door to Garage, tiled flooring.

Wet Room

7'1" x 5'1" (2.17m x 1.56m)
Tiled walls, inset spotlighting, extractor fan, electric shower extension with showering area, low level W.C., wash hand basin, chrome heated towel rail, tiled flooring.

Garage

13'7" x 9'1" (4.15m x 2.76m)
Up-and-over door to front, power, light, fitted carpet.

Landing

Double glazed window to side, coved ceiling, access to loft, fitted carpet.

Bedroom 1

16'8" into bay x 11'2" (5.08m into bay x 3.40m)
Double glazed bay window to front, radiator, fitted carpet.

Bedroom 2

10'5" x 10'10" maximum (3.18m x 3.30m maximum)
Double glazed window to rear, built-in wardrobes with sliding mirrored doors, airing cupboard housing hot water cylinder, radiator, fitted carpet.

Bedroom 3

9'3" x 8'5" (2.82m x 2.56m)
Double glazed window to front, built-in storage cupboard, radiator, fitted carpet.

Bathroom

5'6" maximum x 7'1" maximum (1.68m maximum x 2.15m maximum)
Double glazed frosted window to side, tiled walls, panelled bath with shower extension over, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

W.C

2'4" x 4'4" (0.71m x 1.32m)
Double glazed frosted window to side, tiled walls, low level W.C., tiled flooring.

Rear Garden

Circa 100ft in length x 35ft in width
South-facing and featuring, patio areas, traditional lawn area, flowerbeds and borders, mature trees (including fruit) and shrubs, pebbled area with bench, brick-built BBQ area, water pond, feature lamp post, wooden storage sheds, plastic storage shed, water tap, light.

Front

Paved driveway, mature shrubs, light, access to garage via up-and-over door to front.

