



Total area: approx. 59.0 sq. metres (635.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	



## Renton Drive | Orpington | BR5

Asking price of £425,000

-  Chain free
-  Refurbished throughout
-  2 Double bedrooms
-  Modern kitchen with appliances
-  Contemporary shower room
-  Circa 45ft garden
-  Off-street parking for 2-3 cars
-  R4 Bus stop nearby



CHAIN FREE! Kenton are delighted to present to the market this recently refurbished semi-detached bungalow situated in a popular location. Internally, the property has recently undergone refurbishment throughout with the accommodation comprising; an ample sized lounge/diner with direct access to the rear garden via patio doors, a fitted contemporary kitchen with appliances in situ and space for small breakfast table, 2 generously sized double bedrooms with newly fitted carpets, and a modern shower room. Outside, the rear garden has been landscaped to suit a low-maintenance lifestyle with a large patio area for entertaining, traditional lawn and further patio area to the rear with a wooden storage shed. To the front of the property is a block-paved driveway with off-street parking for 2-3 vehicles. To our mind, the property is a more than reasonable size for those looking to downsize, but equally conversely provides the option for expansion into the loft area and/or to the rear of the property as there is precedent amongst neighbouring properties for likewise extensions (all subject to planning permissions). Whilst being located on the border of the Kentish Countryside, Renton Drive is also situated within easy access to Orpington High Street and train station, with the R4 bus route (servicing both locations) located within a stone's throw of the bungalow. Furthermore, there are a handful of well-regarded schools within close proximity, namely St Philomena's Primary and Blenheim Primary.

Asking price of £425,000 - Freehold



## Renton Drive, BR5



### Hallway

Double glazed front door with side window panels, radiator, newly fitted carpet.

### Lounge/Diner

15'11" x 10'10" (4.86m x 3.30m)

Double glazed sliding patio doors giving direct access to the rear garden, radiator, coved ceiling, laminate flooring.

### Kitchen

8'7" x 7'1" (2.62m x 2.15m)

Double glazed door to the rear garden with side window panel, double glazed window to the side, fitted contemporary matching wall and base units, stainless steel sink unit with mixer tap with splashback, working surfaces, integrated gas hob with extractor over, washing machine, dishwasher and fridge freezer in situ, radiator, coved ceiling, new vinyl flooring.

### Bedroom 1

12'12" x 10'10" (3.95m x 3.31m)

Double glazed window to the front, radiator, coved ceiling, newly fitted carpet.

### Bedroom 2

12'1" x 10'11" (3.69m x 3.34m)

Double glazed window to the front, radiator, coved ceiling, newly fitted carpet.

### Shower Room

Double glazed frosted window to the side, walk-in shower unit, low-level WC, wash hand basin with storage under, fully tiled walls, towel rail, vinyl flooring.

### Rear Garden

45'0" (13.72m)

Extending to circa 45ft, the rear garden offers a relatively low-maintenance lifestyle, with large patio area, traditional lawn, further patio area to the rear with wooden shed, access to the side via gate.

### Driveway

Block-paved driveway for 2-3 cars.

