



Total area: approx. 77.6 sq. metres (835.2 sq. feet)



## Manning Road | Orpington | BR5

Marketing Price TBC

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>		77
(55-68)	<b>D</b>	61	
(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	

- 2 bedroom semi-detached house
- Requiring modernisation
- Driveway
- Close to; station, schools & shops
- Marketed for first time in circa 70 years
- South-facing circa 60ft long rear garden
- Extension & re-configuration potential STPP
- NO ONWARD CHAIN



Kenton are delighted to present this 2 bedroom semi-detached house, marketed for sale for the first time in circa 70 years. Having only ever been sold once with that having been when originally built, evidently the property has been a wonderful family home for a generation and no doubt will be for the next prospective owners also. That said, objectively the property does require general modernisation throughout, but naturally therefore offers vast potential for prospective buyers to truly make this home their own. Internally, the property comprises a living/dining room and kitchen to the ground floor, with two bedrooms and a bathroom and separate W.C to the first floor. Notably, it is viable for a small third bedroom to be created to the first floor via some re-configuration, with precedents for this amongst neighbouring properties. Externally, there is a circa 60ft long rear garden boasting the ever-coveted south-orientation, featuring both patio and traditional lawn areas. Furthermore there is also a driveway as well as a further traditional lawn area, to the front. Subject to planning permission (by default), it is also viable to extend with for instance there precedents for both single-storey extensions as well as loft conversions amongst the neighbouring properties. Manning Road is conveniently located, with firstly St. Mary Cray Station circa 0.7m away, providing direct and frequent services into central London. The popular Nugent Shopping Park, featuring an array of well-known retailers and eateries is also a mere short walk away. Additionally, some of Orpington's most popular schools are also easily-accessible, namely the reputable Manor Oak Primary School as well as St Mary Cray Primary Academy and the Harris Academy. Orpington High Street and its extensive range of; shops, restaurants, bars, beauty and leisure facilities (including an ODEON cinema complex) is also just a short drive or bus ride away. Also worthy of mention is the vast green space nearby, making this an ideal location for keen walkers and dog owners too! Marketed for sale with the benefit of NO ONWARD CHAIN.

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### Hallway

10'6" x 5'11" (3.20m x 1.80m)

Wooden front door, double glazed frosted window to side, coved ceiling, staircase to first floor with storage and meter cupboard underneath, radiator, fitted carpet.

### Living Area

11'3" x 11'11" (3.44m x 3.63m)

Double glazed window to front, coved ceiling, feature fireplace with exposed brick chimney breast, radiator, fitted carpet.

### Dining Area

10'2" x 8'11" (3.09m x 2.73m)

Double glazed sliding doors to conservatory, coved ceiling, radiator, fitted carpet.

### Kitchen

10'4" x 9'5" (3.14m x 2.88m)

Double glazed window to rear, double glazed frosted door to side (leading to rear garden), coved ceiling, half-tiled walls, range of matching wall and base units with cupboards, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space and plumbing for washing machine, space for gas cooker, inset space for upright fridge-freezer, wall-mounted boiler, tiled flooring.

### Conservatory

7'9" x 8'3" (2.36m x 2.51m)

Glazed conservatory featuring; power, light, fitted carpet.

### Bathroom

5'10" x 5'7" (1.79m x 1.70m)

Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, wash hand basin, radiator, fitted carpet.

### Landing

11'9" x 5'11" (3.59m x 1.81m)

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

### Bedroom 2

9'3" x 11'11" maximum (2.81m x 3.64m maximum)

Double glazed window to rear, built-in storage cupboard, built-in airing cupboard (housing hot water cylinder), radiator, fitted carpet.

### Bedroom 1

11'3" x 11'12" (3.43m x 3.65m)

Double glazed window to front, radiator, fitted carpet.

### W.C

2'11" x 5'11" (0.90m x 1.81m)

Double glazed window to front, tiled walls, low level W.C, radiator, fitted carpet.

### Rear Garden

Approximately 60ft in length x 25ft in width South-facing and featuring; patio area, original brick-built storage cupboards, traditional lawn area, wooden storage shed, greenhouse, light, water tap, side access via gate.

### Front

Driveway, traditional lawn area, side access via gate.

