



Total area: approx. 111.7 sq. metres (1202.0 sq. feet)



## Harley Gardens | Orpington | BR6

£625,000

-  Traditional 3 bedroom semi
-  Spacious living/dining room
-  Well-proportioned bedrooms
-  Close to; stations, schools & amenities
-  Marketed for sale for first time in circa 45 years
-  Extended kitchen
-  Most beautiful gardens + garage & driveway
-  NO ONWARD CHAIN



Kenton are delighted to present this traditional Tudor-style 3 bedroom semi-detached house, situated on the ever-coveted "Davis Estate" within South Orpington, and marketed for sale for the first time in circa 45 years. Internally, the property comprises, to the ground floor; a spacious living/dining room featuring an attractive leaded-light box bay window and an extended kitchen. To the first floor, you will find three well-proportioned bedrooms (with the first and second bedrooms benefitting from built-in wardrobes), as well as a neutral-style bathroom and separate W.C (with it certainly viable to amalgamate these into a larger bathroom if preferred). Throughout, the property has evidently been meticulously-maintained. Whilst it is likely that some prospective buyers may wish to generally modernise, you will find this to be a home in truly immaculate condition. Externally, there is the most beautiful and charming of rear gardens, measuring approximately 70ft in length, boasting an easterly-orientation and featuring both patio and traditional lawn areas as well as mature trees (including an apple tree) and flowerbeds. Furthermore there is also a garage to the side (which, subject to planning consent by default, can be converted into additional reception space for instance) with a driveway in front, in addition to a further attractive garden area. Also worthy of mention are the stunning views of South-Orpington, visible from the rear of the property. There are also precedents for various different extensions amongst neighbouring properties, and so in our opinion (subject to planning permission by default again) also on offer to the next prospective owners is extension and/or re-configuration potential. Harley Gardens is situated on the ever-popular Davis Estate to South Orpington. Both Orpington and Chelsfield Stations are circa a mile away (with regular bus services nearby), providing direct and frequent services into central London, respectively. Furthermore, some of Orpington's most reputable schools are nearby, namely the ever-coveted Darrick Wood and Warren Road State Schools, as well as the well-renowned St. Olaves and Newstead Wood Grammar Schools. Orpington High Street is also easily accessible (a very short drive or bus ride away), featuring an extensive range of; restaurants, bars, handy shops and beauty and leisure facilities (including an ODEON cinema complex). Additionally, a range of handy shops (including a Co-op) are just a short walk away, with vast green space and parks also nearby too. Marketed with the benefit of NO ONWARD CHAIN.

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### Porch

2'7" x 6'6" (0.78m x 1.97m)

Double glazed leaded light UPVC door with double glazed leaded light window panels, fitted carpet.

### Hallway

Wooden front door with adjacent frosted glazed window panels, coved ceiling, staircase to first floor with built-in storage cupboards underneath, radiator, fitted carpet.

### Living Area

13'11" x 11'9" maximum (4.25m x 3.58m maximum)

Double glazed leaded light window to front, double glazed leaded light window to side, coved ceiling, feature fireplace with wooden and marble surround, radiator, fitted carpet.

### Dining Area

12'0" x 10'12" (3.66m x 3.35m)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

### Kitchen

13'12" x 11'0" (4.26m x 3.36m)

Double glazed window to rear, double glazed UPVC frosted door to side (leading to Rear Garden), range of matching wall and base units with cupboards and drawers, wall-mounted boiler (concealed in cupboard), work surfaces with splashback tiling, stainless steel 1 & 1/2 bowl sink unit with mixer tap, space for upright fridge-freezer, space for cooker, space and plumbing for washing machine, tiled flooring.

### Landing

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

### Bedroom 1

13'9" x 11'1" maximum (4.20m x 3.39m maximum)

Double glazed leaded light window to front, double glazed leaded light window to side, coved ceiling, built-in wardrobes with sliding doors, radiator, fitted carpet.

### Bedroom 2

12'2" x 11'1" maximum (3.70m x 3.39m maximum)

Double glazed window to rear, coved ceiling, built-in wardrobes and storage cupboards, radiator, fitted carpet.

### Bedroom 3

9'8" into bay x 6'9" (2.94m into bay x 2.06m)

Double-glazed leaded light bay window to front, coved ceiling, radiator, fitted carpet.

### Bathroom

5'6" maximum x 6'8" (1.67m maximum x 2.03m)

Double glazed frosted window to rear, tiled walls, panelled bath with shower extension and folding shower screen over, wash hand basin, built-in storage and airing cupboard (housing hot water cylinder), heated towel rail, vinyl flooring.

### W.C

2'4" x 4'4" (0.72m x 1.32m)

Double glazed frosted window to side, coved ceiling, low level W.C, vinyl flooring.

### Rear Garden

Approximately 70ft in length x 30ft in width East-facing and featuring; patio area, traditional lawn area, pebbled areas, flowerbeds and borders, mature trees (including an apple tree) and shrubs, brick-built greenhouse, water tap, access to garage via rear door.

### Garage

19'1" x 7'9" (5.81m x 2.37m)

Up-and-over door to front, door to rear (leading to Rear Garden), power, light.

### Front

Traditional lawn area, driveway, access to garage via up-and-over door.

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