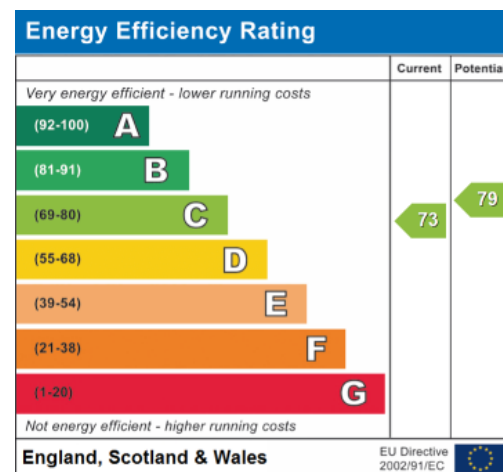


Total area: approx. 90.8 sq. metres (976.9 sq. feet)











Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



Okemore Gardens | Orpington | BR5

£435,000

-  3 bedrooms
-  Dining room off of modern Kitchen
-  Study room
-  Potential to extend STPP
-  Close to St. Mary Cray Station
-  Utility room + ground floor W.C
-  Ample-sized rear and front gardens
-  Close to schools and amenities also



£435,000



Kenton are delighted to market this well-presented 3 bedroom terraced house, situated within circa half a mile of St. Mary Cray Station as well as nearby to a range of popular schools. The ground floor features; a bay-fronted and well-proportioned living room, a separate dining room situated off of a modern kitchen, the added benefit of a utility room situated off of the kitchen, a W.C and finally a study room also. To the first floor you will find three bedrooms, two of which are of double size, as well as a contemporary bathroom. Externally, there are ample-sized gardens to both the rear and front (with the rear garden measuring circa 65ft in length). Off-street parking for two vehicles is also facilitated by way of a rear access road and electric gate to the rear garden. Notably, subject to planning consent by default, there is scope for extending to the rear and/or converting the loft, with there precedents for doing so amongst neighbouring properties. Likewise there are also several precedents amongst neighbouring properties for paving the front garden to create a driveway. As referenced, St. Mary Cray Station is easily-accessible, providing direct and frequent services into central London. Furthermore, some of Orpington's most popular schools are within close proximity, namely the reputable Manor Oak Primary School as well as St. Mary Cray Academy. The Nugent Shopping Park is also nearby, featuring a range of well-known retailers and eateries. Orpington High Street it also a short drive or bus ride away, offering an array of; restaurants, bars, handy shops and beauty and leisure facilities including an ODEON cinema complex.

Okemore Gardens | Orpington | BR5



Porch

2'10" x 4'3" (0.87m x 1.29m)

Composite door, glazed windows to sides, tile-effect walls and flooring.

Hallway

13'3" x 5'10" (4.03m x 1.78m)

Wooden front door, double glazed window to front, inset spotlighting, staircase to first floor with storage cupboard underneath, radiator, tile-effect flooring.

Living Room

14'9" into bay x 12'3" (4.49m into bay x 3.73m)

Double glazed bay window to front, coved ceiling, ethanol fireplace, radiator, laminated wood flooring.

Dining Room

11'11" maximum x 10'1" (3.63m maximum x 3.07m)

Double glazed window to rear, coved ceiling, inset spotlighting, built-in airing cupboard housing hot water cylinder, upright radiator, fitted carpet.

Kitchen

12'7" x 7'11" (3.84m x 2.42m)

Double glazed window to rear, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space for gas cooker, space for upright fridge-freezer, space and plumbing for dishwasher, radiator, tile-effect flooring.

Utility Room

10'3" x 5'9" (3.13m x 1.74m)

Double glazed UPVC door to side (leading to rear garden), work surface, space for under-the-counter fridge, space and plumbing for washing machine, space for tumble dryer, radiator, tile-effect flooring.

W.C

4'4" x 2'6" (1.32m x 0.76m)

Automatic spotlight, low level W.C, wash hand basin with splashback tiling, tile-effect flooring.

Study

7'9" x 5'9" (2.35m x 1.76m)

Double glazed window to side, inset spotlighting, radiator, laminated wood flooring.

Landing

9'3" x 6'5" (2.81m x 1.95m)

Coved ceiling, access to loft, fitted carpet.

Bathroom

6'1" x 6'6" (1.85m x 1.97m)

Double glazed frosted window to rear, inset spotlighting, panelled bath with shower extension over, wash hand basin in vanity unit, low level W.C, matte heated towel rail, vinyl flooring.

Bedroom 1

11'11" maximum x 11'9" (3.63m maximum x 3.57m)

Double glazed window to rear, inset spotlighting, radiator, fitted carpet.

Bedroom 2

12'2" x 12'2" maximum (3.72m x 3.70m maximum)

Double glazed window to front, spotlights, built-in storage cabinets, radiator, fitted carpet.

Bedroom 3

9'1" x 7'6" maximum (2.78m x 2.28m maximum)

Double glazed window to front, coved ceiling, built-in storage cupboard, radiator, fitted carpet.

Rear Garden

Approximately 65ft in length x 25ft in width
Patio area, traditional lawn area, decked area, concrete hardstanding with electric gate to rear facilitating off-street parking (via Withens Close) for two vehicles, side access via gate (shared with adjacent neighbour), light, water tap.

Front

Traditional lawn area, paved pathway.

