



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Gumping Road | Orpington | BR5

Asking price of £570,000

- 3 Bedroom semi-detached house – EPC rated B
- Full-width conservatory
- Solar panels with HUAWAI inverter batteries and a MYENERGI_ZAPPI EV charger installed
- Spacious lounge/diner
- Low maintenance rear garden
- Integral garage plus driveway
- Newstead Wood, St Olaves, Darrick Wood and Crofton Schools all within easy access
- Walking distance to Orpington train station



Kenton are delighted to present to the market this 3 bedroom semi-detached house situated in a prominent and popular location. Internally, the property comprises; a large lounge/diner with sliding doors onto the full-width conservatory, a John Lewis fitted kitchen featuring integrated Miele appliances, 3 bedrooms (2 doubles which each benefit from a fitted DAIKIN air-conditioning unit, and a single room), plus a modern bathroom with underfloor heating. Also to note, there is an integral garage which one could easily convert into an additional room, subject to the usual planning consents, as many have done so on the road. Externally, the rear garden is completely secluded and to the front there is a block-paved driveway providing off-street parking for 2 cars, and access to a MYENERGI-ZAPPI EV charger. Furthermore, the property has been fitted with 3KW solar panels plus HUAWEI inverter batteries (with a capacity of 15KW) which generates circa £2000 - £2500 tax free income per year until September 2036. Gumping Road is ideally situated for families given its proximity to both Newstead Wood and St Olaves Grammar Schools, along with Darrick Wood Secondary and Crofton Primary Schools. Furthermore, Orpington Train Station is within walking distance (circa 20 minutes), plus there are a number of bus routes available nearby servicing Bromley, Petts Wood and Orpington Town Centre. The property benefits from an EPC rating of a "B" and so may qualify for a "Green mortgage".

Asking price of £570,000 - Freehold



Gumping Road, Orpington, BR5



Porch

Double glazed window to the side, door to front, maple solid wood door to porch, tiled flooring.

Entrance Hall

Maple solid wood door to integral garage, radiator, fitted carpet.

Kitchen

10'2" x 6'4" (3.11m x 1.94m)

Double glazed window to the front, range of matching wall and base units, cupboards and drawers supplied by John Lewis, granite working surfaces and splashback, sink unit with mixer tap, integrated 6 ring gas Bosch hob with Neff extractor over, integrated MIELE oven and microwave combi-grill, integrated MIELE dishwasher, plumbing for washing machine, space for fridge freezer, laminated flooring.

Lounge/Diner

15'9" x 17'6" (4.79m x 5.33m)

Double glazed sliding doors to the conservatory, maple solid wood internal door, staircase with maple wood bannisters and stainless steel spindles to first floor, radiators, coved ceiling, fitted carpets.

Conservatory

11'3" x 16'8" (3.43m x 5.07m)

Double glazed doors to the rear, double glazed windows to both sides and rear, radiator, tiled flooring.

Landing

Access to loft, built-in cupboard, fitted carpet.

Bedroom 1

14'12" x 10'10" (4.57m x 3.30m) measured at maximum points

Double glazed window to the rear, maple solid wood internal door, range of fitted wardrobes, fitted DAIKIN air-conditioning unit, radiator, fitted carpet.

Bedroom 2

10'9" x 10'7" (3.27m x 3.22m)

Double glazed window to the front, maple solid wood internal door, radiator, fitted DAIKIN air-conditioning unit, fitted carpet.

Bedroom 3

8'8" x 6'5" (2.63m x 1.95m)

Double glazed window to the rear, maple solid wood internal door, radiator, fitted carpet.

Bathroom

Double glazed frosted window to the front, maple solid wood internal door, panelled bath with shower extension over, low-level WC, wash hand basin, radiator, tiled flooring with underfloor heating.

Garage

17'3" x 7'3" (5.27m x 2.20m)

Separated into two sections via false wall, HUAWEI inverter batteries installed supporting the solar panels to the roof, power and light to both sections, up and over door to front, integral door into entrance hall.

Rear Garden

Totally secluded, comprising; patio area, traditional lawn, wooden storage shed, access to side via gate.

Driveway

Off-street parking for 2 cars with access to a MYENERGI-ZAPPI EV charger, outside water tap.

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