



Total area: approx. 95.0 sq. metres (1023.0 sq. feet)



12 Pendennis Road | Orpington | BR6

Offers in excess of £535,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		73	
(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	

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.

- Attractive family Semi
- Well considered tree-lined Road
- 3 Excellent bedrooms
- Bright & Airy lounge
- Dining room
- Fitted kitchen
- Modern fitted bathroom & Sep WC
- Potential to Extend STPP



Offers in excess of £535,000 Freehold



A DELIGHTFUL HOME IN A QUIET YET CONVENIENT LOCATION. Positioned in a beautiful tree-lined road yet within easy reach of all amenities, being equi-distance to both Chelsfield and Orpington BR Stations with their fast and frequent service into London as well as some of the best schools in the vicinity, such as St Olave's, Newstead and more. Shops and services can be found in the High Street which is 3/4 of a mile away and the ever popular Nugent Centre is a short car ride. The property is a generous home with excellent sized rooms and dimensions, including a bright and spacious lounge, a south facing dining room and a fitted kitchen on the ground floor. The first floor is equally impressive with 3 truly great bedrooms and a modern fitted bathroom with a separate WC. The rear garden is magnificent, being south facing and completely secluded. There is a detached garage set back and accessed via large double gates and there is ample off street parking to the front. This home offers enormous potential to extend and reconfigure to the side and rear subject to the usual planning requirements. With NO FORWARD CHAIN, we recommend you most urgent attention to secure this very competitively priced home.

12 Pendennis Road, Orpington, BR6



Porch

Enclosed porch, leading to the property.

Entrance hall

10'1" x 5'11" (3.08m x 1.80m)

Multi pane and half solid wood front door leading to the entrance with staircase to first floor with meter cupboard under, radiator and wood effect laminated flooring.

Lounge

14'7" x 12'4" (4.45m x 3.75m)

Double glazed leaded light half bay window to the front, feature fireplace with wood surround and marble hearth, fitted carpets and radiator. Door to dining room.

Dining room

10'4" x 9'11" (3.14m x 3.03m)

Double glazed patio doors opening onto a south facing garden, coved ceiling, radiator and wood effect laminated flooring. Door to: Lounge.

Kitchen

11'0" x 7'10" (3.36m x 2.40m)

Double glazed window to the side, double glazed door to the rear garden, stainless steel sink with cupboards under a range of wall and base units, drawers and extensive working surfaces, space for a fridge freezer, space for a cooker, deep larder cupboard with plumbing for a washing machine. Wall mounted Combi boiler, newly installed and still under guarantee. Door: to dining room.

Landing

Double glazed leaded light window to the side, access to insulated loft, fitted carpets, leading to all accommodation.

Bedroom 1

14'7" x 10'2" (4.44m x 3.11m)

Double glazed leaded light half bay window to the front, fitted carpets and radiator.

Bedroom 2

10'11" x 9'12" (3.34m x 3.04m)

Double glazed leaded light window to the rear, built in single wardrobe, fitted carpets and radiator.

Bedroom 3

9'2" x 8'2" (2.79m x 2.50m)

Double glazed leaded light window to the front, built in wardrobe, fitted carpets and radiator.

Bathroom

Double glazed frosted leaded light window to the side, fully tiled walls with contemporary tiles, L Shaped bath with mixer tap and shower extension, glass shower screen, wash hand basin in vanity unit, heated towel rail, extractor fan.

Separate WC

Double glazed window to the side, low level WC.

Rear garden

Magnificent rear garden, totally secluded and being south facing with a patio area, flower beds and borders, mature plants and shrubs as well as trees, a raised platform at the rear ideal for entertaining and or children's play area, access to front via big gates.

Garage

Detached garage set back from the house with up and over door, access via large double gates.

Front garden & Driveway

Attractive front lawn and paved parking area with ample room for 2 vehicles.

Kenton

