



Renton Drive, Orpington, Kent, BR5 4HH

£490,000 Freehold



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Description

This incredibly spacious dormer style semi detached bungalow with potentially four bedrooms really must be viewed to be fully appreciated. The property is located just a short car or bus journey (on a bus route) from Orpington High Street, station, and schools, and is also very close to Greenbelt countryside. The well presented accommodation includes a 22'8" Living Room and Kitchen Area - the real beating heart of this family home - has bi-folding doors leading straight out onto the rear garden. There is an adjacent room which is currently used as an additional bedroom, but could easily become a separate reception room, or even opened up to be part of the large family area. Downstairs, there are a further two bedrooms, useful utility room, and four piece family bathroom. upstairs, there is a large Master Bedroom. Outside, there is a large cabin / studio / Home Office / Gym which is a useful addition to the accommodation on offer, and has such a variety of uses. The rear garden is laid to lawn with a terrace, and there is off road parking to the front. NO CHAIN

Porch

UPVc entrance door to front with attractive leaded light and stained glass effect inserts. Downlighting. Attractive flooring. Glazed door leading to:-

Hallway

Attractive Amtico flooring. Coving to ceiling. Downlighting. Doorway and staircase leading to the first floor bedroom.

Living Room & Kitchen

22'8" x 13'8" max (6.91m x 4.17m max)

A lovely feature of this property, - and the real heart of this family home - with double glazed bi-folding doors opening directly onto the rear garden.

Kitchen Area: Fitted with a range of contemporary style wall, base and drawer units with colour coordinated granite worktops incorporating one and a half bowl sink unit with "swan neck" tap over, and integrated drainer. Matching up ends, and splashback behind the integrated induction hob. Extractor unit above. Separate unit housing twin electric ovens. Integrated full height fridge, and adjacent full height freezer. Integrated dishwasher. Under cabinet lighting. Downlighting. Amtico flooring

Living Room Area: Matching attractive Amtico flooring. Built-in cupboard. downlighting. Coving to ceiling. feature contemporary style electric fire. High level glass block and diving wall (which can easily be removed if needed) to:-

Reception Room / Bedroom

12'3" x 10'11" max (3.73m x 3.33m max)

This room could easily become part of the Living Room by removing the stud wall; be used as a separate reception room; or as it's current use by the present sellers as an additional bedroom. Attractive flooring. Panel radiator in decorative cabinet. Coving to ceiling. Downlighting.

Bedroom

12'6" x 10'11" max (3.81m x 3.33m max)

Double glazed bay window with stained glass and leaded light effect inserts in the fanlight to the front, and with curved single panel radiator beneath. Coving to ceiling. Dado rail. Attractive flooring.

Bedroom

8'8" x 8'5" (2.64m x 2.57m)

Double glazed window with stained glass and leaded light effect inserts in the fanlight to the front. Attractive flooring. Extractor fan. Double panel radiator.

Family Bathroom

Fitted with a modern white suite comprising:- separate shower cubicle with "rain drop" shower head, a nd attachment; panel bath, vanity wash hand basin with cabinet under; and low level WC. Partly tiled walls. Attractive flooring. Double glazed frosted window with stained glass and leaded light effect inserts to the side.

Utility Room

8'8" x 4'5" (2.64m x 1.35m)

Worktop, and with wall and base units. Space for freestanding tumble dryer, and space and plumbing for freestanding washing machine. Downlighting. Downlighting.

First Floor Bedroom

18'0" x 12'5" max (5.49m x 3.81m max)

With double glazed window overlooking the rear garden, and beyond. Double panel radiator. Ample eaves storage, and access. Laminate flooring.

To The Front

Block paved for off road parking.

To The Rear

Laid mainly to lawn with block paved terrace and path. Gated pedestrian side access. Outside power supply. outside water tap. Borders.

Cabin / Studio / Home Office / Gym

approximatley 20'0" x 100" max (approximatley 6.10m x 30.48m max)

With double glazed bi-folding doors leading onto a small decked area. Air conditioning unit. Power and lighting. Amtico flooring

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

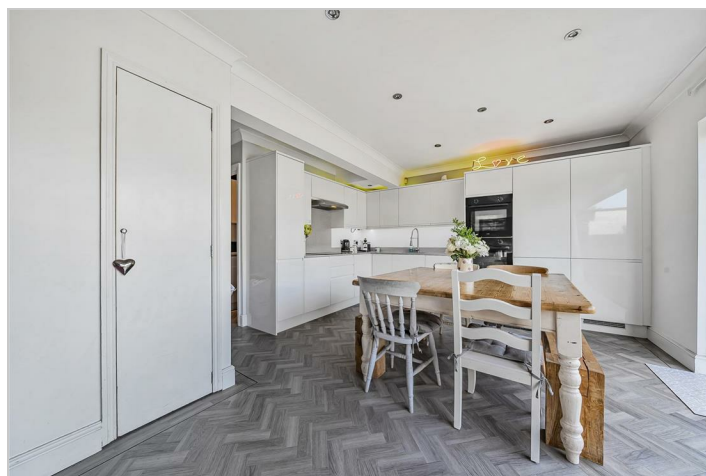
EPC Rating: "D"

Total Square Meters: Approx. 102.8 (excluding cabin/studio)

Total Square Feet: Approx. 1106 (excluding cabin/studio)

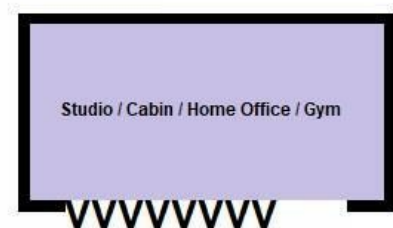
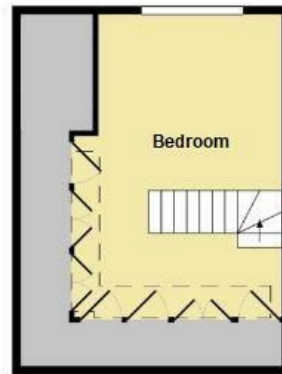
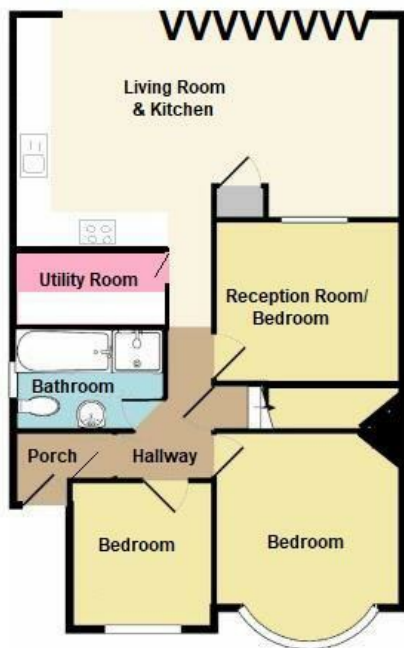
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk





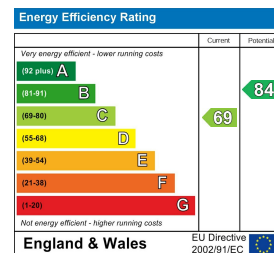
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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