



Total area: approx. 117.5 sq. metres (1264.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Breakspears Drive | Orpington | BR5

£425,000

- Deceptively-spacious EOT house
- Conservatory
- Ground floor W.C
- Garage & driveway
- 2 double bedrooms
- Utility area
- Attractive rear garden
- Nearby to; transport links, amenities & schools



Kenton are delighted to present this deceptively-spacious and immaculately-presented 2 double bedroom end-of-terrace house. Internally, the ground floor accommodation comprises; an ample sized bay-fronted living room, a spacious fitted kitchen/dining room, additional reception space in the form of a conservatory overlooking the rear garden, a large utility and storage space to the side as well as a ground floor W.C. To the first floor, you will find two double bedrooms (both of which feature built-in storage space) and a family bathroom. Notably, the owners have recently undertaken a programme of refurbishment, including the installation of; new double glazed window units, a new combination boiler and also a new electrical consumer unit. Also worthy of mention is the possibility to easily convert the front bedroom in to two separate bedrooms via the addition of a partitioning wall, as many of the neighbouring properties have done so. Externally, there is a most attractive rear garden, boasting an easterly orientation and an array of mature trees and shrubs. Furthermore, to the front you will find a driveway as well as a detached garage. Breakspears Drive is generally conveniently-situated with a range of; amenities, transport links and popular schools nearby. Within a mere 10 minute walk is Cotmandene Crescent where you will find an array of local shops too (with separately, a convenience store just a 2 minute walk away also). St. Mary Cray Station is circa 1 mile away (with regular bus services to, nearby) and provides direct and frequent services into London. The popular Nugent retail park is also easily-accessible, as is Orpington High Street and its array of leisure and hospitality facilities via a short drive or bus ride. The coveted and reputable (currently rated Ofsted "Outstanding") Midfield Primary School is a mere short walk away with various other well-renowned schools also nearby. Also within short walking distance is Scadbury Country Park, making an equally-tranquil setting.

£425,000 Freehold



Breakspears Drive, Orpington, BR5



Porch

Double glazed front door with double glazed frosted window panels, double glazed frosted windows to sides, fitted carpet. Double glazed UPVC door to;

Hallway

Staircase to first floor, built-in cupboard housing electrical consumer unit (installed 2023), fitted carpet.

Living Room

14'8" into bay x 15'2" maximum (4.47m into bay x 4.63m maximum)
Double glazed bay window to front, coved ceiling, feature fireplace, radiator, fitted carpet.

Kitchen/Dining Room

8'4" x 15'3" (2.55m x 4.65m)
Glazed door to rear garden, double glazed sliding window to Conservatory, coved ceiling, range of matching wall and base units and cupboards and drawers, work surface with splashback tiling, stainless steel sink unit, space for gas cooker, space for upright fridge freezer, radiator, laminate flooring.

Conservatory

8'5" x 14'1" (2.56m x 4.28m)
Double glazed with double doors to Rear Garden, double glazed sliding window to Kitchen, laminated wood flooring.

Lobby

Understairs pantry cupboard, laminate flooring.

W.C

Frosted folding window to Utility/Storage Area, low level W.C., wash hand basin, wall-mounted Worcester combination boiler (installed 2022).

Utility/Storage Area

21'11" x 6'10" (6.69m x 2.09m)
Double glazed frosted door to rear garden, double glazed frosted door to front with adjacent double glazed frosted window panel, frosted folding window to W.C., built-in storage cupboard, work surface with plumbing and space for both a washing machine and dishwasher underneath, stainless steel sink unit with base units underneath, space for upright fridge freezer, space for tumble dryer, radiator, laminated wood flooring.

Landing

Double glazed window to side, built-in storage cupboard, access to loft, fitted carpet.

Bedroom 1

10'8" maximum x 18'6" maximum (3.26m maximum x 5.64m maximum)
Double glazed windows to front, built-in storage cupboard over staircase, radiator, fitted carpet.

Bedroom 2

11'6" maximum x 9'9" maximum (3.51m maximum x 2.98m maximum)
Double glazed window to rear, coved ceiling, built-in wardrobe, radiator, fitted carpet.

Bathroom

4'12" x 8'6" (1.52m x 2.60m)
Double glazed frosted windows to rear, half-tiled walls, panelled bath with shower extensions, wash hand basin in vanity unit, low level W.C., radiator, vinyl flooring.

Rear Garden

East facing with; patio areas, traditional lawn area, flowerbeds and borders, mature trees and shrubs, storage shed (new), water tap, access to Utility/Storage area.

Front

Driveway, access to garage, flowerbeds and borders, mature trees and shrubs, pebbled area, water tap.

Garage

16'1" x 8'4" (4.91m x 2.53m)
Up-and-over door to front, door to side.

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