



Total area: approx. 156.3 sq. metres (1682.3 sq. feet)



Ravensbury Road | Orpington | BR5

£750,000

-  Substantial semi-detached family home
-  Through lounge-diner plus conservatory
-  Spacious loft room with potential to formally convert STPP
-  Large timber outbuilding
-  4 Double bedrooms
-  Integral garage
-  Stunning 170ft rear garden
-  Outdoor sauna



£750,000



Kenton are delighted to present to the market this substantial semi-detached family home. Internally, the property has been well-maintained by the current owners, however the property itself offers ample opportunity to extend and/or re-configure to suits any growing family's needs. To start, the accommodation comprises; a welcoming entrance hall leading to a good-size kitchen which has been fitted with contemporary units and in turn, opens on to the social through lounge/diner. Additionally, there is a larger than average conservatory which benefits from central heating and therefore can be used all year round, as well as a WC to the ground floor. Upstairs you will find 4 double bedrooms (2 of which have fitted storage) plus a modern family bathroom. Furthermore, the loft space (which is accessed via a drop down ladder on the landing) has been kitted out with flooring, electric points and also 2 Velux windows, therefore offers any new owner useable space, and also the potential to easily formally convert into a habitable room subject to planning permissions. Outside, the rear garden is simply breath-taking. Extending to circa 170ft, the environment has been landscaped perfectly for those wishing to host and socialise, whilst simultaneously creating a tranquil space to relax in the sunshine. It is worthwhile noting there is a large timber outbuilding which is currently housing a Lay-Z-Spa, as well as a separate outdoor sauna. Furthermore, the integral garage has been informally converted into a games/hobby room which can easily be returned to its original format, or again, converted into a habitable room subject to planning permissions. Lastly, there is ample parking to the driveway to the front of the property, and the road itself is un-restricted. Overall, this property offers ample space for any family, and we highly recommend arranging an internal viewing to be able to fully appreciate the accommodation and grounds on offer. Ravensbury Road is ideally situated for St Mary Cray station (circa 13-15 minutes' walk), as well as being within the vicinity of many well-regarded schools (Leesons Hill Primary and Poverest Primary to name just a couple).

Ravensbury Road, Orpington, BR5



Porch

2'9" x 6'2" (0.84m x 1.89m)

Double glazed UPVC door to the front with side window panels, tiled flooring.

Entrance Hall

12'11" x 6'8" (3.94m x 2.03m)

UPVC front door with double glazed frosted side window panels, staircase leading to first floor with cupboard under, electric meter cupboard, radiator, parquet flooring.

Through Lounge/Diner

23'9" x 14'2" measured at maximum (7.24m x 4.32m) measured at maximum

Double glazed multi-pane window to the front, double glazed multipane sliding doors to the conservatory, feature mantelpiece, coved ceiling, radiators, parquet flooring.

Conservatory

12'6" x 15'11" measured at maximum (3.82m x 4.84m) measured at maximum)

Double glazed windows throughout, with double glazed door to the side, radiator, tiled flooring.

Kitchen

10'3" x 12'4" measured at maximum (3.12m x 3.77m) measured at maximum)

Double glazed multi-pane window to the rear, range of matching wall and base units, cupboards and drawers, inset stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, integrated 6 ring gas hob with extractor hood over, 2 integrated AEG ovens, integrated fridge freezer, integrated dishwasher, tiled flooring.

Lobby

Double glazed windows to the side and rear, double glazed door to the garden, two brick-built storage units, access to garage.

Landing

Double glazed multi-pane window to the front, access to loft room via drop down ladder, built-in cupboard, fitted carpet.

Bedroom 1

12'12" x 10'6" onto wardrobes (3.95m x 3.21m onto wardrobes)

Double glazed multi-pane window to the front, range of wall to wall fitted wardrobes, further built-in double wardrobe, radiator, laminated wood flooring.

Bedroom 2

10'5" x 13'3" (3.17m x 4.03m)

Double glazed multi-pane window to the rear, built-in double wardrobe, radiator, laminated wood flooring.

Bedroom 3

10'1" x 8'11" (3.07m x 2.73m)

Double glazed multi-pane window to the front, radiator, laminated wood flooring.

Bedroom 4

7'1" x 10'12" (2.16m x 3.35m)

Double glazed multi-pane window to the rear, radiator, laminated wood flooring.

Bathroom

6'1" x 8'11" (1.86m x 2.71m)

Double glazed multi-pane frosted window to the rear, P-shaped panelled bath with mixer tap and Aqualisa shower, low-level WC, wash hand basin, heated towel rail, part-tiled walls, tiled flooring.

Garage

14'8" x 9'0" (4.46m x 2.75m)

Currently being utilised as a games/hobby room, up and over door to the front, power and light.

Rear Garden

170'0" - 51.82m

Westerly-facing extending to circa 165ft (unmeasured), with a large patio area, expansive traditional lawn with an array of mature trees and shrubs, flowerbeds and borders, a timber built outbuilding with sliding doors and power and light (currently housing a Lay-Z-Spa), a standalone outdoor sauna, further patio area to the rear, green house, good size wooden shed, access to lean-to which gives way to the front of the property.

Front Garden

Pebbled driveway with space for 4 vehicles, traditional lawn with flowerbeds and borders.

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