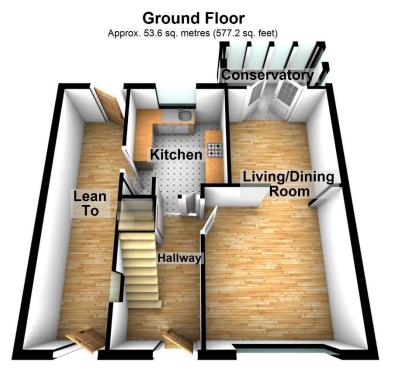
Renton 01689 822207 enquiries@kentonhomes.co.uk





Total area: approx. 89.7 sq. metres (966.0 sq. feet)



Ramsden Road | Orpington | BR5

£375,000

- 2 bedroom semidetached house
- Project opportunity
- South-facing rear garden
- Driveway
- Street
- Walking distance to High ___ Stations and popular schools accessible
- Extension potential STPP Mo onward chain



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.

Kenton









Kenton is pleased to present this 2 bedroom semi-detached house, conveniently-located with; Orpington High Street, popular schools and general amenities within close proximity. Throughout, the property effectively requires complete refurbishment and modernisation but as such represents a fantastic project opportunity for first-time buyers looking for a property to make their own, and investors alike. The ground floor accommodation features; a through living/dining room which in turn opens on to a small conservatory area, an ample-sized kitchen as well as a "lean to" area to the side (which does require refurbishment in particular). To the first floor you will find two double bedrooms (one of which features built-in storage/wardrobe space) as well as a wet room and separate W.C. Externally, there is a rear garden featuring both patio traditional lawn areas and which features the ever-coveted south-orientation. Furthermore, to the front is a further small garden area in addition to a driveway facilitating off-street parking. Notably, there are precedents amongst neighbouring properties for extensions and loft conversions too. Orpington Station is just a 10-15 minute walk away, with its range of; restaurants, bars, leisure and beauty facilities as well as handy shops. Both Orpington and St. Mary Cray Stations are effectively equidistant at a mile or so away, providing direct and frequent services into central London respectively. The popular and reputable (currently rated Ofsted "good") Harris Academy School is just a few minutes' walk away, with a host of other well-regarded schools within a mile radius. Offered to the market with the benefit of no onward chain, also.

£375,000 Freehold



Ramsden Road | Orpington | BR5



Hallway

11'4" x 5'11" (3.46m x 1.81m)

Wooden front door, frosted double glazed window to side (to "lean to"), staircase to first floor with storage/meter cupboard underneath, radiator, original electric heater, fitted carpet.

Living/Dining Room

21'11" x 11'12" maximum (6.69m x 3.65m maximum)

Double glazed window to rear, double glazed doors to rear (leading to conservatory), feature gas fireplace, serving hatch to Kitchen, radiators.

Conservatory

4'9" x 8'1" (1.44m x 2.46m) Glazed windows to sides and rear.

Kitchen

9'10" x 9'3" (3.00m x 2.83m)

Double glazed window to rear, range of matching wall and base units and cupboards and drawers, work surfaces with splashback tiling, sink unit, integrated 4-ring gas hob with extractor hood over, space and plumbing for washing machine, further utility space, built-in larder cupboard, wall-mounted combination boiler, radiator, vinyl flooring. Door to;

Lean To

22'1" x 5'6" (6.73m x 1.68m)

Frosted double glazed window to side (to hallway), wooden door to front, wooden door to rear (leading to rear garden), power, light.

Landing

11'7" x 5'12" (3.53m x 1.82m)

Double glazed window to side, access to loft, radiator, fitted carpet.

Bedroom 1

11'11" x 11'11" (3.64m x 3.64m)

Double glazed window to front, radiator.

Bedroom 2

9'1" x 11'10" maximum (2.77m x 3.60m maximum)

Double glazed window to rear, built-in storage/airing cupboards (one cupboard houses a radiator).

Wet Room

5'8" x 5'7" (1.72m x 1.70m)

Frosted double glazed window to rear, walk-in shower area, wash hand basin with splashback tiling, radiator, vinyl flooring.

W.C

3'4" x 6'1" (1.02m x 1.86m)

Double glazed window to front, half-tiled walls, low level W.C, original electric heater.

Rear Garden

Approximately 65ft in length

South-facing and featuring; patio area, traditional lawn area, mature trees and shrubs, original brick outbuilding, access to "lean to", water tap.

Front

Traditional lawn area, mature shrubs, driveway, access to "lean to".

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