



## **Kevington Drive, Orpington**

**Freehold**

**Offers In Excess Of £475,000**

Located between Chislehurst & Petts Wood, with access to a range of excellent mainline stations & well regarded local schools, is this fantastic three bedroom family home which has been decorated to a lovely standard. The ground floor features two reception rooms, a fitted kitchen, ground floor W.C & a bright conservatory. On the first floor there are three good size bedrooms, a family bathroom & a bonus loft room which could be used as a forth bedroom. Externally the rear garden is arranged in several different sections, but overall extends to approx. 120'. To the front there is off road parking. A viewing is highly recommended of this spacious family home, the sellers are suited with their onward move so a purchase can progress without delay.

## Property Features

- Three bedroom Semi Family Home
- Excellent Location
- Two reception Rooms Plus Conservatory
- Large South Facing Garden
- Off Road Parking

- Onward Chain Complete

## Property Description

### FRONT

Off street parking to front leading up to:

### PORCH

Fully enclosed porch with front door leading into:

### HALLWAY

Under stairs storage cupboard, radiator with cover and tiled flooring.

### KITCHEN

10' 9" x 10' 5" (3.28m x 3.18m)

Double glazed windows to rear plus door to side. Fitted kitchen with a range of wall and base units with complementing roll top work surfaces. Inset sink with mixer taps and drainer to side, space and plumbing for washing machine. Built in oven, four ring gas hob and fitted extractor over. Dishwasher, radiator with cover, part tiled walls and tiled floor.

### GROUND FLOOR WC

Double glazed windows to side. Vanity wash hand basin with mixer taps and low level W.C. Radiator, tiled walls and floor.

### DINING ROOM

13' 4" x 12' 8" into cupboard (4.06m x 3.86m)

Double glazed bay window to front. Double radiator, three built in storage cupboard and laminate flooring.

### LOUNGE

13' 4" x 12' 9" (4.06m x 3.89m)

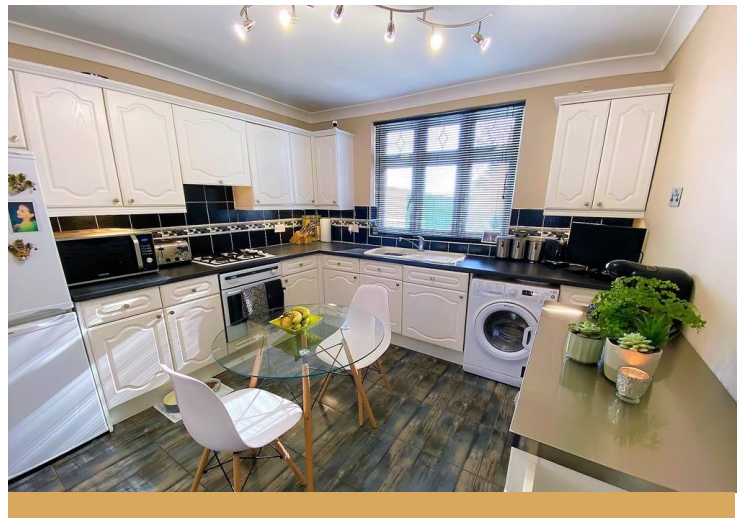
Double glazed sliding doors to the rear. Feature fireplace and laminate flooring.

### CONSERVATORY

9' 10" x 9' 2" (3m x 2.79m)

Double glazed doors to side leading out to the garden. Tiled flooring and double glazed roof.

### STAIRS LEADING TO FIRST FLOOR





### FIRST FLOOR LANDING

Double glazed window to front and side. Airing cupboard, radiator and fitted carpet.

### BEDROOM ONE

13' 5" x 12' 10" (4.09m x 3.91m)

Double glazed window to front. Radiator and fitted carpet.

### BEDROOM TWO

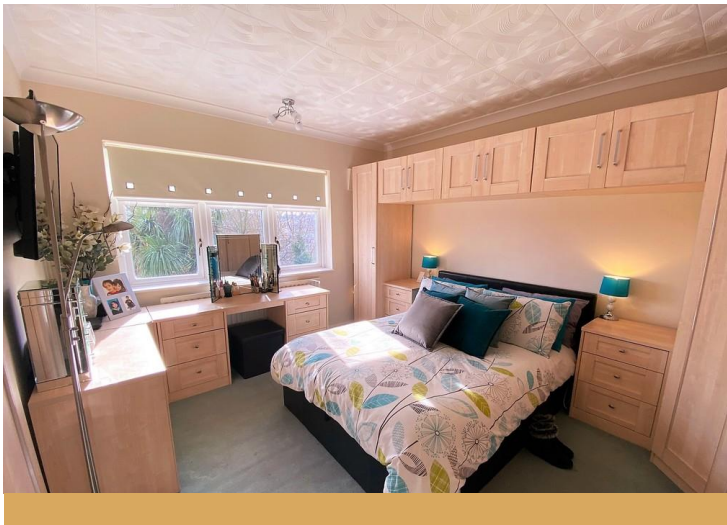
12' 11" x 10' into wardrobe (3.94m x 3.05m)

Double glazed windows to front. Two built in wardrobes, radiator and fitted carpet.

### BEDROOM THREE

10' 9" x 10' 3" max points (3.28m x 3.12m)

Double glazed windows to rear. Built in storage cupboard, radiator and fitted carpet.



### BATHROOM

Double glazed windows to side. Three piece suite comprising a 'P' shaped bath with glass screen, mixer taps and wall mounted shower. Vanity wash hand basin with mixer taps and low level W.C. Heated towel rail, lino flooring, tiled walls and spot lights.

### LOFT ROOM

23' 11" x 10' 8" (7.29m x 3.25m)

Two velux windows to rear. Eaves storage, radiator, fitted carpet and spot lights.

### GARDEN

50' Approx. (15.24m)

Raised patio with steps leading to a paved pathway with a neat lawn. The garden offers excellent seclusion. Double gates to the front offering side access.



### DIRECTIONS

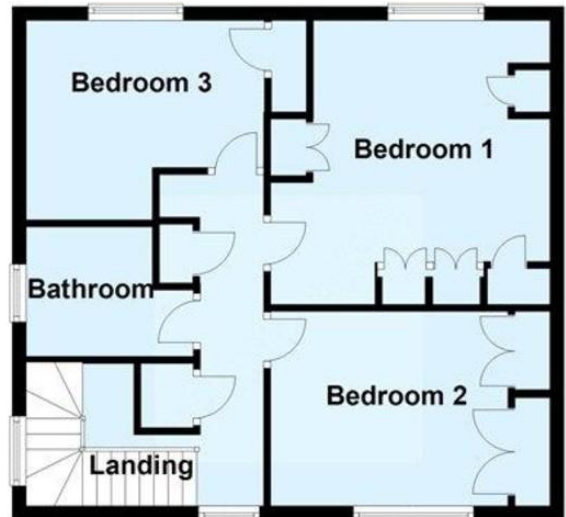
From Station Square, Petts Wood BR5 1NA, turn left and bear right into Petts Wood Road. Continue to the roundabout and turn left into Chislehurst Road, proceed over the railway bridge and take the first right into Marlings Park Avenue. At the T junction turn right into Kevington Drive.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D		
39-54	E	51   e	
21-38	F		
1-20	G		

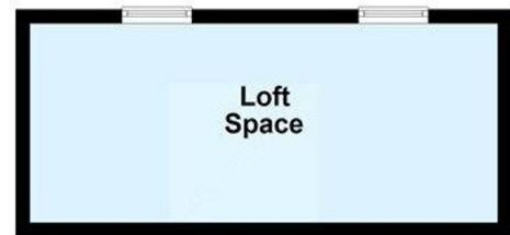
## Ground Floor



## First Floor



## Second Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

**Local Authority:** Bromley London Borough Council

**Council Tax Band:** Band D

**Viewings:** Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.