

# THOMAS BROWN

ESTATES



## 10 Kynaston Road, Orpington, BR5 4JS **Asking Price: £550,000**

- 4 Bedroom, 2 Bathroom Semi-Detached Bungalow
- Landscaped Rear Garden with Cabin
- Deceptively Spacious, Loft & Rear Extended
- Walking Distance to Orpington High Street







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, loft and rear extended, four bedroom two bathroom semi detached chalet bungalow boasting walking distance to Orpington High Street, landscaped rear garden with a garage/workshop (storage only) and cabin perfect for a potential home office/games room. The property comprises: entrance hall, lounge that leads to the kitchen/diner that spans the rear of the property, conservatory, three bedrooms and a shower room to the ground floor. To the first floor is the master bedroom (with eves storage) and ensuite bathroom. Externally there is a landscaped rear garden with feature raised flower beds, garage/workshop, bar area and a cabin/games room. To the front is a driveway for two vehicles. Kynaston Road is well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended, please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.







**FRONT**  
Driveway.

**ENTRANCE HALL**  
Double glazed door to side, carpet, radiator.

**LOUNGE**  
12' 0" x 11' 05" (3.66m x 3.48m) Multi-fuel burner, carpet, radiator, open to kitchen/diner.

**KITCHEN/DINER**  
18' 11" x 8' 07" (5.77m x 2.62m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for Range style cooker, space for fridge/freezer, space for under counter fridge, space for washing machine, space for table and chairs, double glazed French doors to conservatory, skylight, vinyl flooring.

**CONSERVATORY**  
7' 07" x 7' 03" (2.31m x 2.21m) Double glazed French doors to side, double glazed windows to side and rear, vinyl flooring.



**BEDROOM 2**  
10' 11" x 8' 10" (3.33m x 2.69m) Double glazed bay window to front, carpet, radiator.

**BEDROOM 3**  
11' 04" x 7' 11" (3.45m x 2.41m) Double glazed window to front, carpet, radiator.

**BEDROOM 4**  
9' 0" x 7' 10" (2.74m x 2.39m) Double glazed window to side, carpet, radiator.

**SHOWER ROOM**  
Low level WC, wash hand basin, shower cubicle, opaque double glazed window to side, tiled walls, vinyl flooring, heated towel rail.

**STAIRS TO FIRST FLOOR LANDING**  
Carpet.

**BEDROOM 1**  
17' 01" x 8' 02" (5.21m x 2.49m) (measured at maximum) Double glazed window to rear, access to eaves storage, carpet, radiator.

**EN-SUITE**  
Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to side, tiled walls, vinyl flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**GARDEN**  
55' 0" (16.76m) (measured to cabin) Patio area, part laid to lawn and part artificial lawn, side access, outside tap, raised flowerbeds.

**GARAGE/WORKSHOP**  
17' 11" x 9' 04" (5.46m x 2.84m) No vehicular access, power and light.

**GREENHOUSE**  
9' 09" x 9' 05" (2.97m x 2.87m)

**COVERED BAR/ENTERTAINING SPACE**  
9' 01" x 8' 09" (2.77m x 2.67m) Double door to side, windows to side and rear.

**CABIN/GAMES ROOM**  
15' 10" x 9' 02" (4.83m x 2.79m) French doors to front, windows to front.

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

**OFF STREET PARKING**



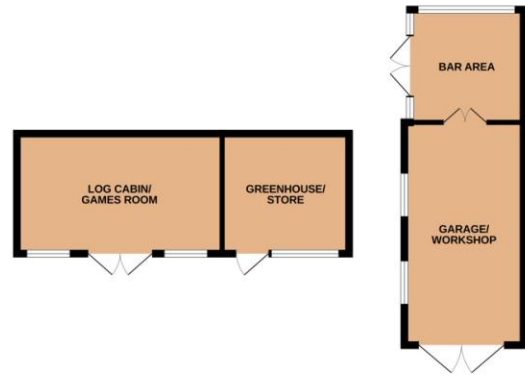
GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



GARDEN FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



Square footage also including eaves storage

TOTAL FLOOR AREA: 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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