



**ROBINSON JACKSON**  
LOCAL OFFICE  
01893 833322  
**FOR SALE**

Kent Road | Orpington, Kent, BR5 4AD

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Guide Price £425,000 - £450,000 Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

# Kent Road

Orpington

An opportunity to purchase this truly stunning three double bedroom Grade II listed family house. Originally built in the 16th Century the property offers deceptively spacious family accommodation.

## Property Features

- Approx 1044 Square Feet
- Accommodation Set Over Three Floors
- Three Double Bedrooms
- Offering Much Character & Charm
- Wealth Of Quality Fittings
- Cottage Style Rear Courtyard Garden
- Residents Parking
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: E



## Interior

**Lounge:** 5.84m x 3.66m (19'2" x 12') Recently fitted Bespoke timber door to front. Windows with shutters to front. Stairs to first floor. Inglenook feature fireplace with wood burner, built in storage cupboard and floor to ceiling bookshelves. Exposed floorboards and exposed wooden ceiling beams.

**Kitchen/Dining Room:** 5.05m x 3.58m: (16'7" x 11'9"-) Fitted with a matching range of wall and base units with solid wood work surfaces. Range style cooker. Integrated fridge freezer. Additional under counter fridge. Built in dishwasher. Space for washing machine. Space for table & chairs. Window to rear. Newly fitted stable door to rear. Stone tiled floor with underfloor heating.

**First Floor Landing:** Wood beams. Radiator and recently fitted carpet.

**Bedroom 1:** 3.78m x 3.58m (12'5" x 11'9") Windows to front with shutters. Built in wardrobes. Exposed wooden ceiling beams. Radiator. Exposed floorboards.

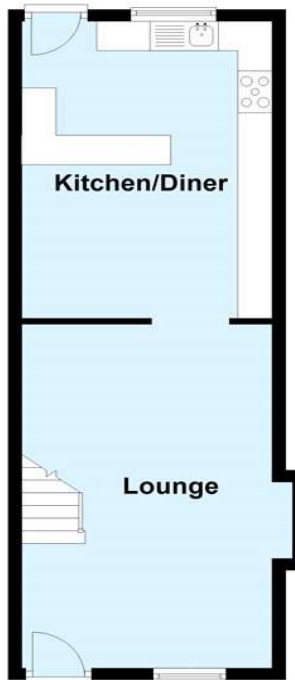
**Bedroom 2:** 3.4m x 2.95m (11'2" x 9'8") Window to rear, radiator and newly fitted carpet.

**Family Bathroom:** Fitted with a three piece suite comprising a freestanding roll top bath with shower, wash hand basin set in vanity unit and wc. Heated towel rail.

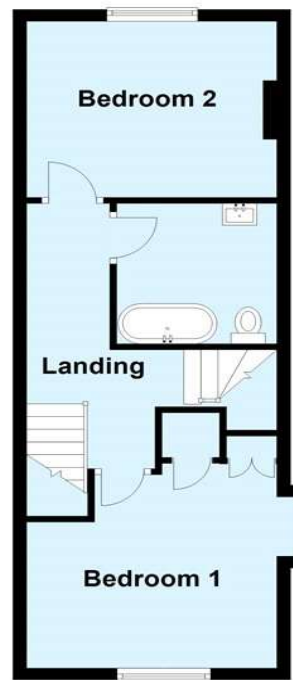
**Stairs To Second Floor Landing:** Fitted carpet.

**Bedroom 3:** 3.48m x 3.25m (11'5" x 10'8") Measured at waist height and with sloped ceiling. Window with shutters to front. Exposed wooden ceiling beams. Fitted carpet.

**Ground Floor**  
Approx. 40.3 sq. metres (433.4 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.4 sq. feet)



**Second Floor**  
Approx. 13.2 sq. metres (142.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

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





## Exterior

Front Garden: Mature cottage garden with pathway to front.

Rear Garden: Courtyard garden and offering low maintenance.

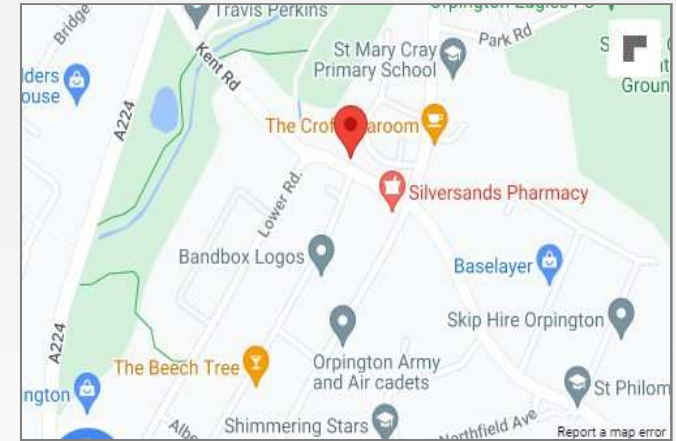
Direct access to the residents parking area.

## Additional Information

Kent Road is conveniently located within walking distance to St Mary Cray Station, Orpington High Street, local bus routes, various schools and Nugent Park Shopping Centre.

## Property Location

Kent Road, Orpington, Kent, BR5 4AD



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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