



£680,000

3 Bedroom Detached House for sale
5 AUSTIN ROAD, ORPINGTON





Overview

This freehold, visually stunning and lovingly kept, 3 bedroom detached house in Orpington is decorated with a distinct, chic, sense of 1920's Paris about it, is situated perfectly for excellent schools, the station and the Nugent Shopping Park. With its 21 meter, landscaped large garden, now in full bloom, a guide price of £680,000 - £700,000 and parking for 2 cars, this is a must-see for your viewing list.



Key Features

- Visually Stunning 3 Bed Home
- Impeccable Large Kitchen/Diner
- Large Family Bathroom
- Extremely Well Maintained Garden
- Remote Access Alarm and CCTV System
- Excellent Schools Nearby
- Close to Local Shops
- Close to Nugent Shopping Park
- Train Station 10 Minute Walk
- Park, Playground and Woodland 5 Minutes





This freehold, visually stunning and lovingly kept, 3 bedroom detached house in Orpington is decorated with a distinct, chic, sense of 1920's Paris about it. The property benefits from a large, recently refurbished, modern kitchen/diner and a stunning garden.

Situated just 5-minute drive from Petts Wood or the Nugent Retail Park, this tastefully decorated, detached house is just a 3-minute walk from the main bus stop and 5 minutes from the popular Marion Crescent with its diverse selection of local shops.

The property is just 10 minutes walk from St Mary Cray Station, Poverest Park and good schools, this property boasts an extremely well manicured, good sized garden which is now in full bloom and must be seen. With a guide price of £680,000 - £700,000 and parking for 2 cars, this is a must-see for your viewing list.

This exclusive, well-manicured, 1200 sq ft property, includes a well manicured, 70ft by 31ft, landscaped garden and offers indulgent, family living throughout. With Poverest and Perry Hall primary schools within easy walking distance, as well as Darrick Wood, Harris Academy and Kemnal Technology a bus ride away, this property could not be better placed.



The elegant and considerate decoration gives a distinct sense of well-being, from the moment you walk through the door and into the brand new, fully integrated, modern kitchen. This property is not just about the ample-sized rooms; it's about the feeling of wellbeing and charm generated from the attention to detail.

The walkable Nugent Shopping Park with its eclectic collection of shops, restaurants and coffee houses is fast becoming known as the place to meet, relax and unwind and a nearby model boating lake adds a sense of serenity to the area.

Amongst other things, people move to Orpington for 3 reasons; it's array of parklands, the quality of the schools and the transport links, not just throughout the area, but to most London mainland stations from St Mary Cray, Orpington or Petts Wood.

As you enter through the porchway into the hall, past the stairs and WC, you are greeted with a large, recently refurbished, extremely well designed kitchen/diner. Through the door you enter the dining room which gives access to a good sized lounge area and French windows leading to a very pretty rear garden area. As you move upstairs you are presented with 3 good sized bedrooms and a large family bathroom and access to the loft, which provides a plethora of storage space and scope for a conversion.

Benefiting from gas central heating and economy 7 electricity during the evening, the property is secured by a remote alarm system with its own server and 4 exterior cameras.

EweMove Orpington are incredibly pleased to be able to list this property and look forward to welcoming you there. This is a must see, book your viewing now to avoid disappointment.

Kitchen Diner
10' 2" x 19' 11" (3.10m x 6.09m)

Dining Room
12' 2" x 9' 6" (3.71m x 2.90m)

Living Room
12' 3" x 18' 0" (3.74m x 5.49m)

Entrance Hall

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Landing

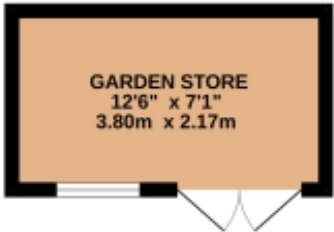
Utility

Rear Garden
69' 6" x 30' 4" (21.20m x 9.25m)

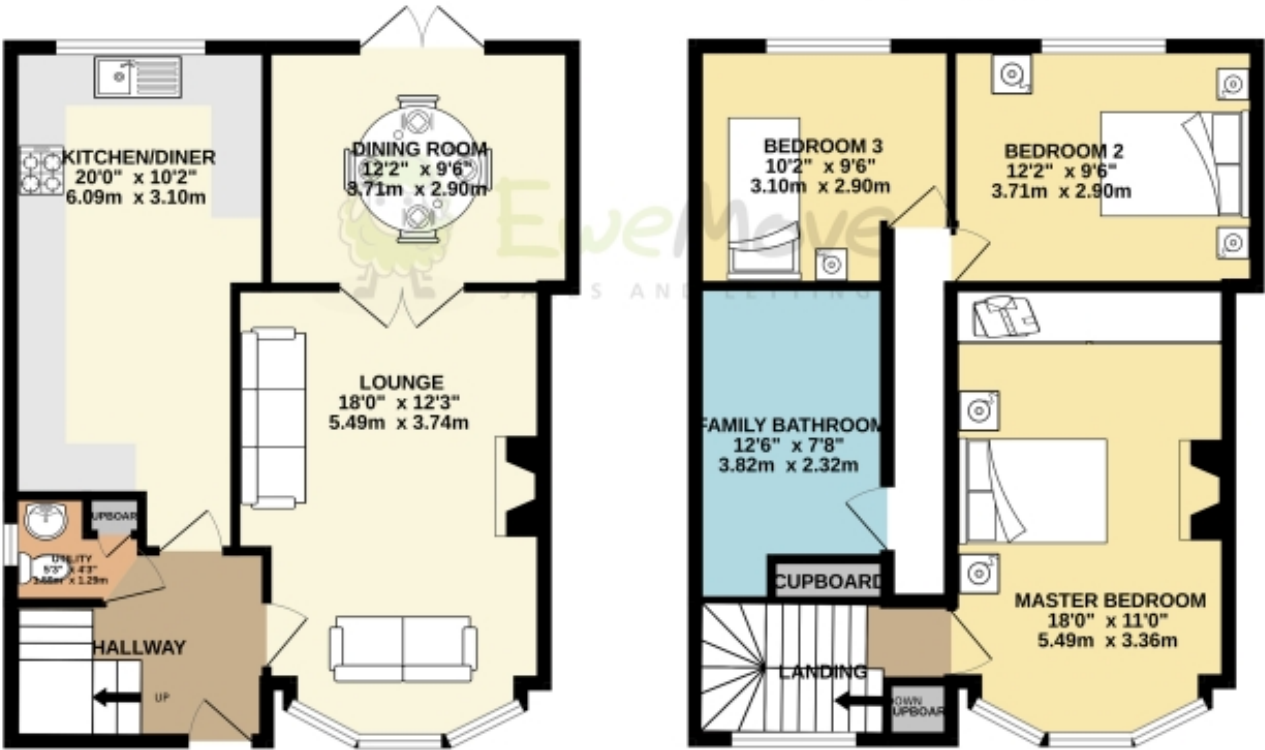
Front Garden
35' 1" x 30' 4" (10.70m x 9.25m)

Floorplans

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.

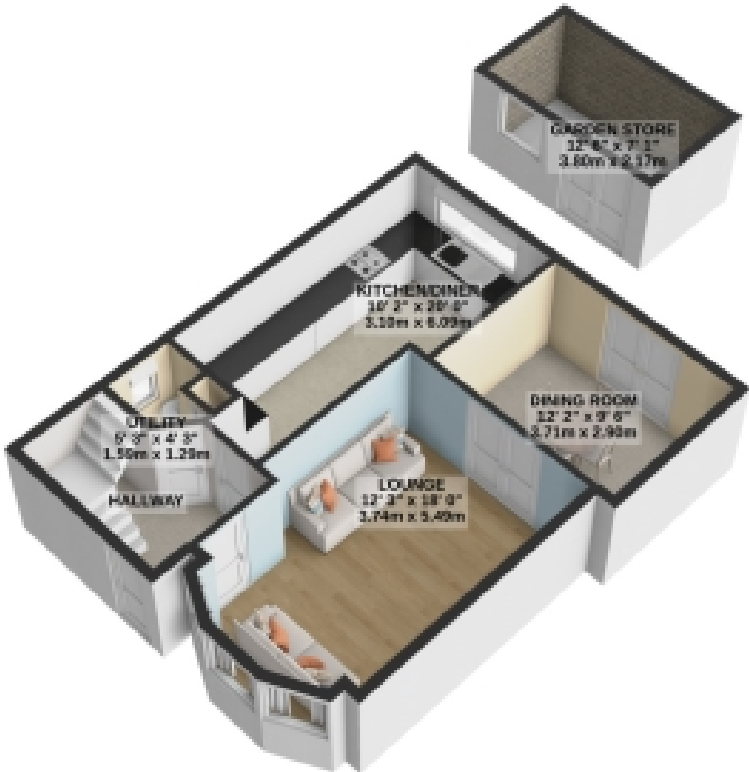


TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

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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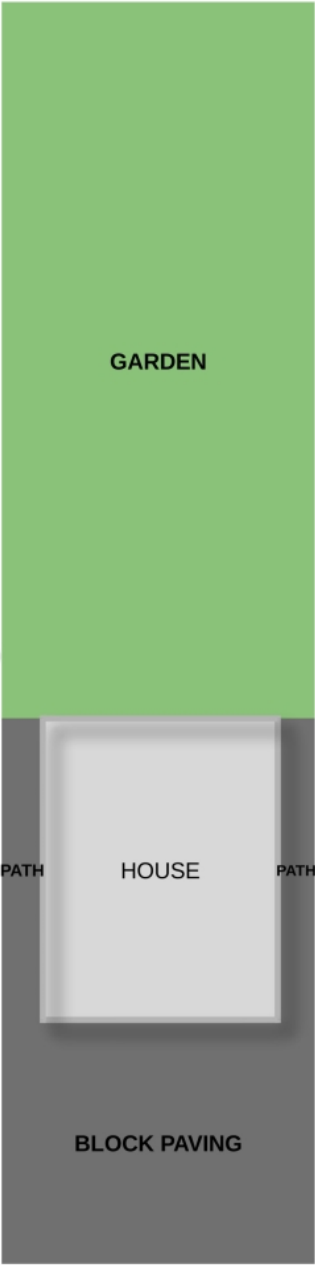


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

EweMove
SALES AND LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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