

For Sale

St Laurence Close, St Pauls Cray, Orpington BR5 3LX



**£369,995 FREEHOLD**

**2 BEDROOM BUNGALOW**

- ✓ REFURBISHED TO A VERY HIGH STANDARD
- ✓ TWO DOUBLE BEDROOMS
- ✓ SEMI DETACHED BUNGALOW
- ✓ ENGINEERED OAK FLOORING
- ✓ HIGH SPECIFICATION BATHROOM AND KITCHEN
- ✓ ORANGERY TO REAR WITH BYFOLD DOORS
- ✓ 26' REMOTE CONTROLLED DETACHED GARAGE
- ✓ FRONT AND REAR GARDENS



## Description

**HIGHLY RECOMMENDED** - Situated in a quiet close in St Pauls Cray is this immaculately presented two double bedroom semi detached bungalow that has undergone a large programme of refurbishment in 2014/2015. The accommodation comprises of main bedroom with fitted wardrobes, bedroom 2, luxurious shower room suite, Luxury fitted kitchen with built in appliances leading through to the Orangery with breakfast Island, also byfold doors leading to the rear garden. To the front is a paved garden and ample off street parking for several cars to the side. There is also a large garage of 26' with door to side. The garden to the rear is easily maintainable with a patio area, synthetic lawn and access to the side. To fully appreciate this beautiful home, please contact Bishop Estates to arrange a viewing ON 01689 873 796



## Location

The bungalow is close by to the R4 hopper bus route serving surrounding area's and Orpington centre. The Nugent shopping park is also closeby, along with St Mary Cray station.



## Ground Floor

**ENTRANCE PORCH** - Via two double glazed doors, tiled floor. Wider than average front door leading to:-

**ENTRANCE HALL** - Engineered oak flooring, alarm control panel, modern style radiator, access to loft with light and power, boiler, Led lighting.

**RECEPTION ROOM** - 18' 6" x 10' 5" (5.66m x 3.18m) Engineered Oak flooring, electric remote controlled feature fire, two modern style radiators, two sets of wall shelving, five double sockets and one single. Open to Orangery.

**LUXURY FITTED KITCHEN** - 10' 0" x 8' 11" (3.07m x 2.72m) Range of matching gloss wall and base units with Granite work tops over, built in slimline dishwasher, integrated washing machine, Built in stainless steel microwave, built in stainless steel Neff oven with slide and foldaway door, Whirlpool gas hob and light up extractor hood above, tiled splash back, up and over cupboards above, stainless steel sink unit with mixer tap, granite drainer, Granite upstand, Engineered oak flooring, main fuse switch, five double sockets, double glazed window to side, open to Orangery.



**BEDROOM ONE** - 12' 11" x 10' 5" (3.96m x 3.18m) Engineered oak flooring, double glazed window to front, fitted sliding wardrobes with hanging and shelving, solid wood door, modern style radiator.

**BEDROOM TWO** - 9' 8" x 7' 6" (2.95m x 2.31m) Engineered oak flooring, radiator, solid wood door, modern style radiator.



**LUXURY SHOWER ROOM - 7' 6" x 6' 11" (2.31m x 2.13m)** Luxurious shower room with extra large shower cubicle, fully tiled, wall mounted mirror, heated towel rail, frosted double glazed window to side, floating wc with under lighting, sink unit with drawer under, fully tiled.

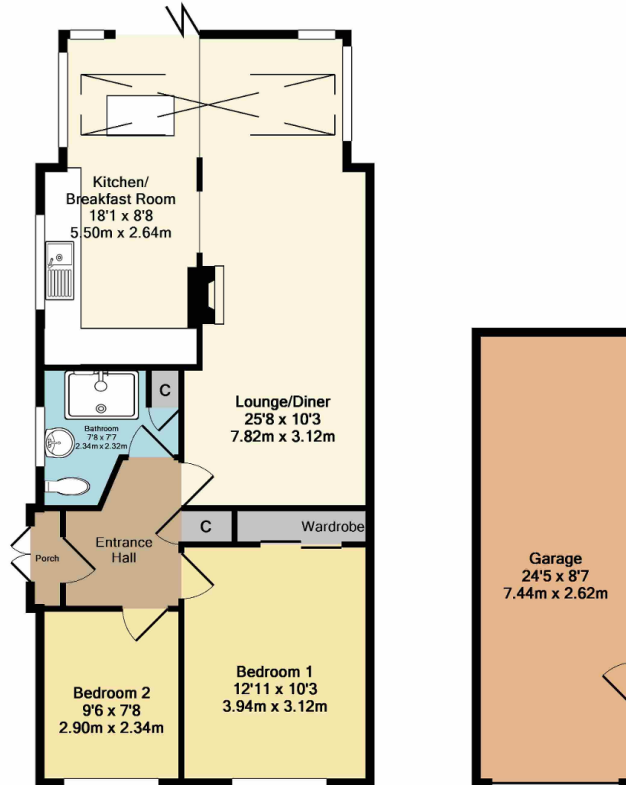
**ORANGERY - 15' 7" x 6' 11" (4.75m x 2.13m)** Breakfast island with granite top and integrated fridge under, Engineered oak flooring, radiator, spot lights, double glazed byfold doors.

**GARAGE - 85' 3" x 26' 2" (26m x 8m)** With up and over door, electric fob, lighting and power.

## Exterior

**GARDEN -** Side access, patio, synthetic lawn, security light . Approximately 30'

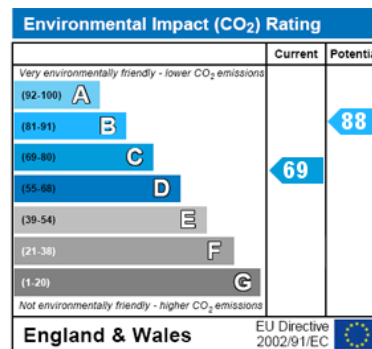
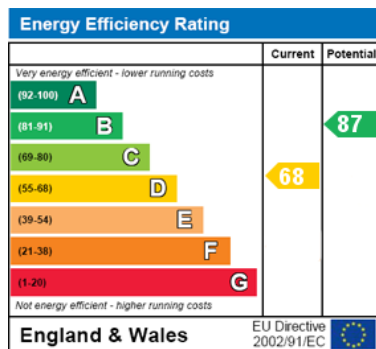
## Floorplans



Total Approx. Floor Area 919 Sq.Ft. (85.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.