

1 Bedroom Semi-Detached House for Sale - £245,000

Stanton Close, Orpington, BR5 4RN



KEY FEATURES

- ONE BEDROOM SEMI DETACHED HOUSE • OWN GARDEN TO THE FRONT • DOUBLE BEDROOM • THREE PIECE BATHROOM SUITE • GOOD SIZE RECEPTION ROOM • KITCHEN WITH A RANGE OF UNITS • QUIET CUL DE SAC LOCATION • OFFERED WITH NO FORWARD CHAIN • IDEAL FIRST TIME PURCHASE • COUNCIL TAX BAND C

Description

Bishop Estates are delighted to bring to market this rarely available one-bedroom freehold house. The property comprises of a porch area, lounge, kitchen with a range of wall and base units and under stairs storage cupboard. Upstairs there's a double bedroom and a three piece bathroom suite. The property is situated within 1 mile of St Mary Cray Station, local schools and bus routes with regular links serving Central London as well as the popular Nugent Park Shopping Centre. Please call Bishop Estates to arrange a viewing on 01689 873 796.

Location

The property is located in a very popular location in Orpington. With St. Mary Cray Station 1.0 miles. Orpington Station 1.2 miles and Chelsfield Station 1.8 miles, the property is ideally located for commuters. With Grassmead Recreation ground within walking distance and lots of local primary schools closeby, this is an ideal first time buyer's property.

Ground Floor

ENTRANCE PORCH - Via UPVC front door, further wooden door into lounge.
Door to:-

RECEPTION ROOM - 12' 11" x 9' 2" (3.95m x 2.81m) Laminate flooring, double glazed window to front and further double glazed window to side, radiator, cupboard under window. Stairs to first floor:

KITCHEN - 7' 1" x 7' 1" (2.17m x 2.17m) With a range of freestanding base units with work top over and wall cupboards, stainless steel round bowl with mixer tap, part tiled walls, laminate flooring, storage cupboard, three arm ceiling light, double glazed window to front, wall mounted fuse board.

First Floor

FIRST FLOOR LANDING - Carpet, access to bathroom and bedroom.

BEDROOM ONE - 13' 1" x 7' 10" (4.01m x 2.4m) Carpet, double glazed window to front and further double glazed window to side, recessed hanging area, cupboard housing hot water tank, radiator, ceiling pendant.

BATHROOM - Bathroom suite comprising of panelled bath with mixer tap and shower attachment, double glazed frosted window to front, pedestal wash hand basin with mixer tap, low level wc, lino floor covering, tiled walls.



GROUND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 452sq.ft. (42.0 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		