

3 Bedroom Semi-Detached House for Sale - £475,000

Cray Avenue, Orpington, Kent, BR5 4AA



KEY FEATURES

- 3 BEDROOM SEMI DETACHED HOUSE • FAMILY BATHROOM • GAS FIRED CENTRAL HEATING • FITTED KITCHEN WITH APPLIANCES • OPEN PLAN KITCHEN/DINING ROOM • REAR DRIVEWAY WITH HARDSTANDING FOR CARS • EASY WALKING DISTANCE TO ALL AMENITIES • LARGE REAR GARDEN • EPC RATING D • COUNCIL TAX BAND D

Description

Bishop Estates are delighted to offer this deceptively spacious three bedroom semi detached family property situated in a convenient location in Orpington. With easy access to Orpington High Street, local mainlines train stations including Orpington and St Mary Caryl. The accommodation comprises; lounge, kitchen/dining room and to the first floor are three bedrooms and family bathroom. Externally there is a large garden to the rear, perfect for entertaining and alfresco dining, with off road parking on a block paved area.

Location

Cray Avenue is well located for local amenities, excellent schools including St Olave's Grammar and a variety of shops and restaurants. Orpington High Street and Nugent Shopping Centre are within close proximity, as well as Walnuts Leisure Centre. There are several bus routes and both St Mary Cray and Orpington mainline stations are close by, with direct services into London

Ground Floor

ENTRANCE HALLWAY - Double glazed front door leading into hallway. Double glazed window to side. Radiator. Fitted carpet. Built in understairs cupboard.

KITCHEN / LIVING / DINING SPACE - 14' 7" x 20' 0" (4.46m x 6.12m) Open plan kitchen/diner. Double glazed French doors opening onto rear garden. Kitchen area has a range of matching 'shaker style' cream wall and base units with wood effect worktops over. Integrated fridge/freezer. Large Rangemaster Platinum cooker with 5 ring gas burners. 1 1/2 bowl ceramic sink unit with stainless steel mixer taps with window over looking rear garden. Plumbing for washing machine. Breakfast bar. Laminate flooring throughout. Spotlights to kitchen area. Ceiling rose to dining area.

LIVING ROOM - 15' 11" x 12' 9" (4.87m x 3.9m) Large double glazed bay window to front, with radiator under. Open feature fireplace with wooden surround. Fitted carpet. Centre light fitting.

First Floor

LANDING - Fitted carpet. Access to part boarded and insulated loft. Built in cupboard

BEDROOM ONE - 7' 0" x 6' 0" (2.15m x 1.86m) Large bright room with double glazed bay window to front. Radiator under. Two double mirrored door sliding wardrobes. Fitted carpet. Centre ceiling light.



BEDROOM 2 - 7' 7" x 10' 10" (2.34m x 3.32m) Double glazed window overlooking rear garden. Radiator. Double mirrored sliding door wardrobes. Fitted carpet. Storage within chimney breast. Centre ceiling light.

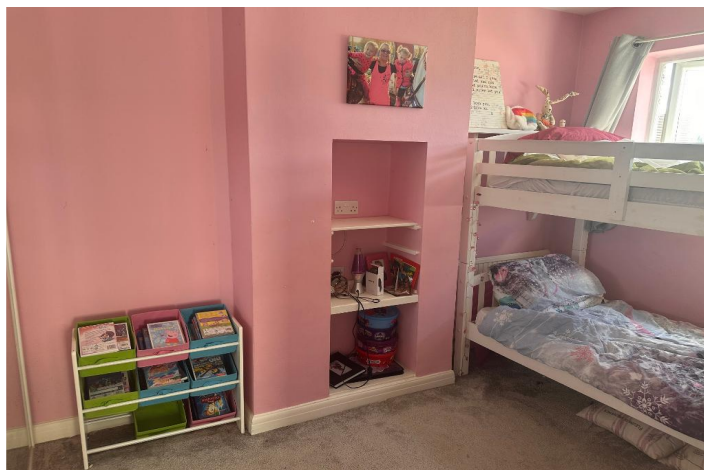
BEDROOM 3 - 8' 9" x 6' 7" (2.69m x 2.02m) Double glazed window overlooking rear garden. Radiator. Fitted carpet. Centre ceiling light.

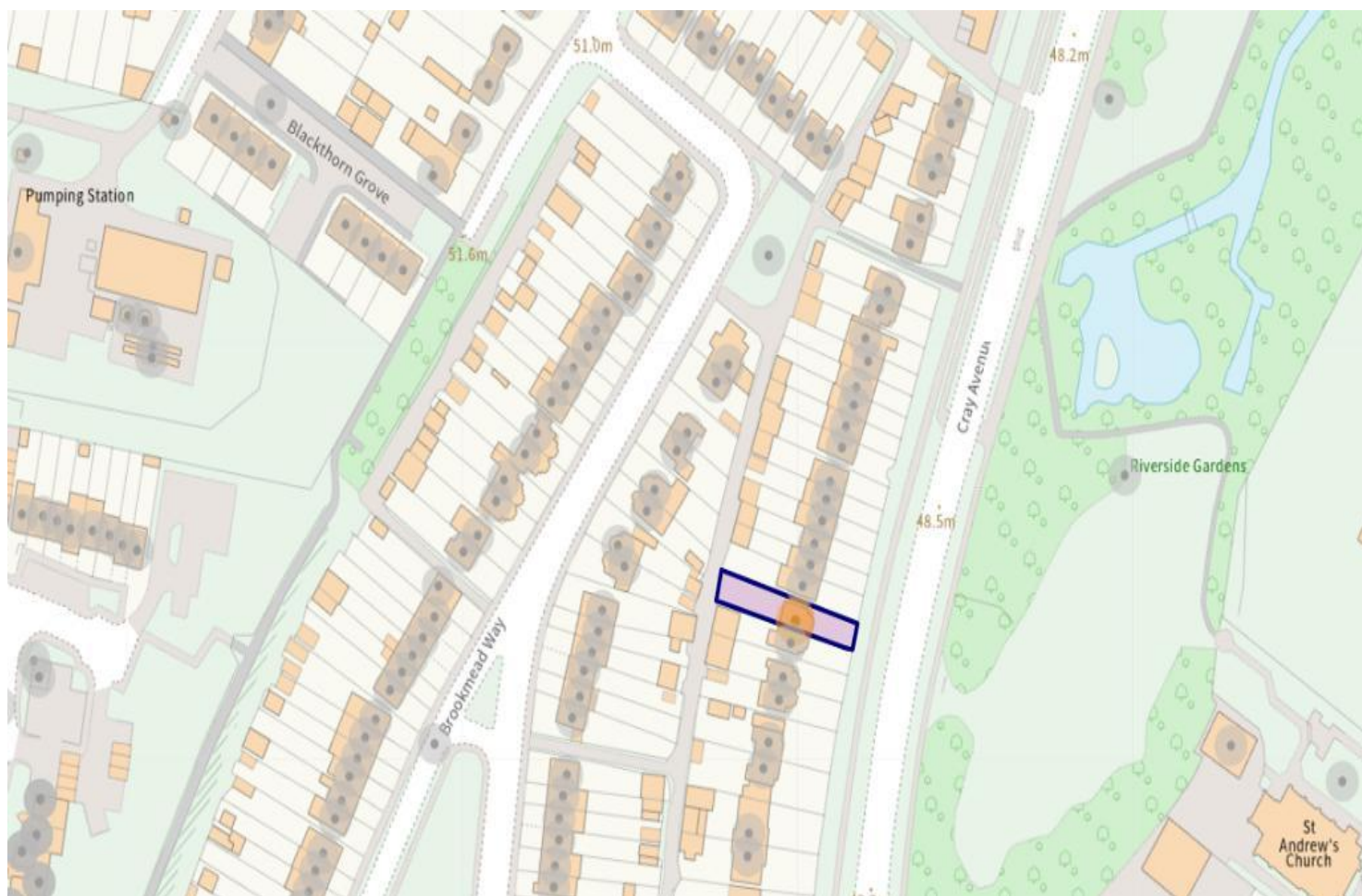
FAMILY BATHROOM - 7' 0" x 6' 0" (2.15m x 1.86m) Modern tiled bathroom with white bathroom suite comprising bath with fitted shower over and glass screen. Low level enclosed w.c. Wash hand basin with vanity unit under and mixer taps. Fully tiled shower area. Vinyl flooring. Ceiling lights.

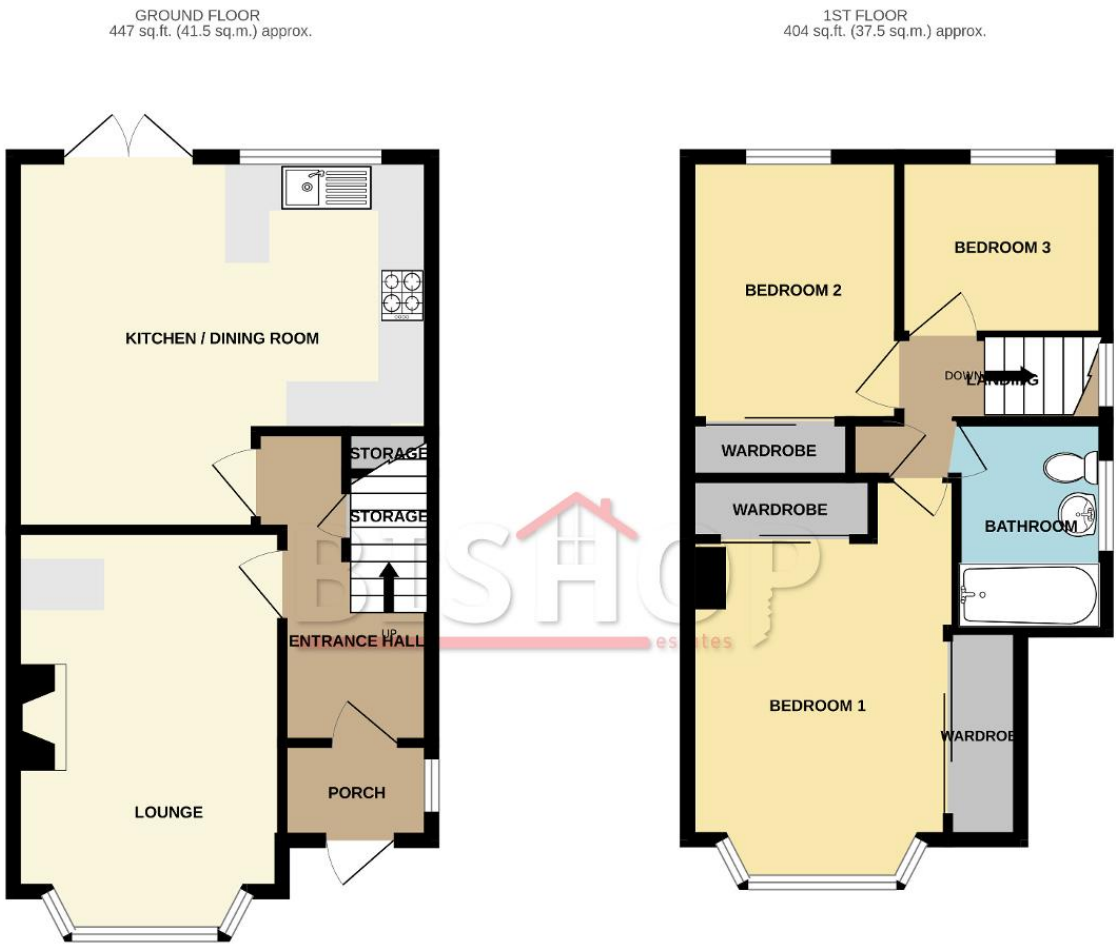
Exterior

FRONT GARDEN - Mainly laid to lawn. Traditional front wall and gate with paved pathway leading to front door.

REAR GARDEN - Rear garden is mainly laid to lawn with patio area. Rear driveway with block paved hardstanding. Wooden garden shed.







TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

AML Disclaimer for Purchasers

1. MONEY LAUNDERING REGULATIONS: It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also

note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

2. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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