

## 3 Bedroom Terraced House for Sale - £499,999

Clarendon Green, St Pauls Cray, Orpington, Kent, BR5 2PA



### KEY FEATURES

- COMPLETELY REFURBISHED 3 BEDROOM HOME • NEW DOUBLE GLAZED WINDOWS AND DOORS • FULLY INTEGRATED KITCHEN APPLIANCES • DOWNSTAIRS WET ROOM • GREY WOOD EFFECT LAMINATE FLOORING • NEW FITTED CARPETS UPSTAIRS • FULLY TILED BATHROOMS • BEING SOLD CHAIN FREE AND MOVE IN READY • EPC RATING D • COUNCIL TAX BAND D

## Description

Bishop Estates are delighted to offer this completely renovated and remodelled three bedroom family home in a quiet cul-de-sac, move in ready and chain free. The property benefits from insulation wrapped exterior walls with K-render, fully double glazed windows and doors, front and back. Fully integrated appliances in the brand new kitchen and with bonus wet-room downstairs. Front and Back gardens.

On the ground floor there is an entrance porch leading to front reception with the grey wood effect flooring runs seamlessly throughout. Door leading to kitchen diner with a selection of matching wall and base units benefiting from integrated appliances, including washing machine and dishwasher. Built-in electric oven and gas hob. Combi boiler located in storage cupboard. To the first floor the landing window offers more light to this floor, where there are three spacious bedrooms benefitting from the removal of the chimney breast and family bathroom with shower over the bath. Planning permission from local authority for loft conversion (24/03984/PLUD).

## Location

Clarendon Green is within walking distance of St Mary Cray Station (0.3 miles)

Petts Wood Station, 1.3 miles and Orpington Station is 1.7 miles. There are many good primary schools locally and a great bus route close by. The Nugent shopping centre is local and the M25 can be accessed at junction 3 or 4 which is about a ten minute drive away.

## Ground Floor

**ENTRANCE HALL - 6' 7" x 11' 5" (2.01m x 3.5m)** Double glazed porch leading to hall with a further double glazed front door. Laminate floor. Radiator. Cupboard housing fuse board.

**RECEPTION - 14' 5" x 12' 5" (4.4m x 3.8m)** Bright room with new double glazed windows to front. Led recessed lighting and centre light. Radiator. Wood effect laminate floor.

**KITCHEN - 17' 0" x 9' 8" (5.2m x 2.97m)** Large open plan kitchen a range of matching wall and floor units with marble effect worktops over. Tiled splashbacks. Gas 4 burner hob with electric oven under. Newly installed integrated dishwasher, washing machine and fridge freezer. Wood effect laminate flooring. Large double glazed window overlooking rear garden. Doors to rear garden and bonus ground floor wet room.

**WET ROOM - 7' 2" x 2' 7" (2.2m x 0.8m)** Understairs wet room with white suite, including low level w.c. with fitted hand held bidet hose, wall mounted wash hand basin with





vanity unit under. Fully tiled walls. Walk in shower. Heated towel rail.

## First Floor

**LANDING** - Fitted carpet. Double glazed window overlooking rear garden. Radiator. Hatch to loft

**MASTER BEDROOM** - 12' 1" x 13' 8" (3.7m x 4.2m) Double glazed window to front. LED recessed spotlights, centre light. Fitted carpet. Radiator.

**BEDROOM 2** - 13' 8" x 8' 10" (4.2m x 2.7m) Double glazed window to front. Radiator. Fitted carpet. LED recessed spotlights.

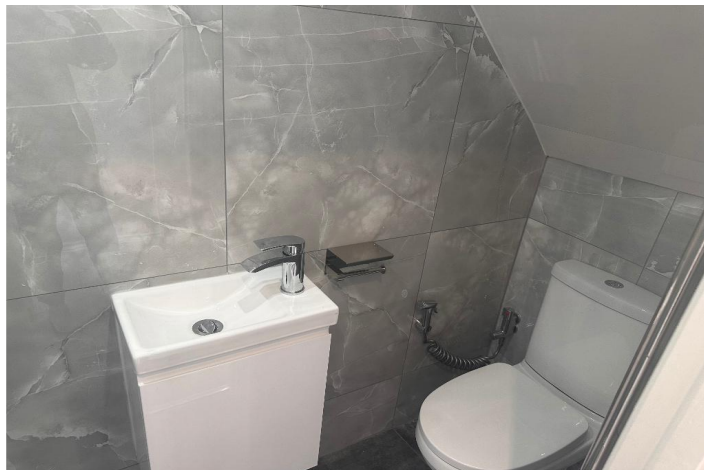
**BEDROOM 3** - 10' 2" x 7' 6" (3.1m x 2.3m) Double glazed window overlooking rear garden. Fitted carpet. LED recessed lighting.

**BATHROOM** - 6' 10" x 5' 10" (2.1m x 1.8m) Fully tiled walls and floor. White bathroom suite consisting of bath with shower over and glass shower screen. Wall mounted wash hand basin with vanity unit under. Chrome heated towel rail. Extractor fan. Double glazed opaque window to rear.

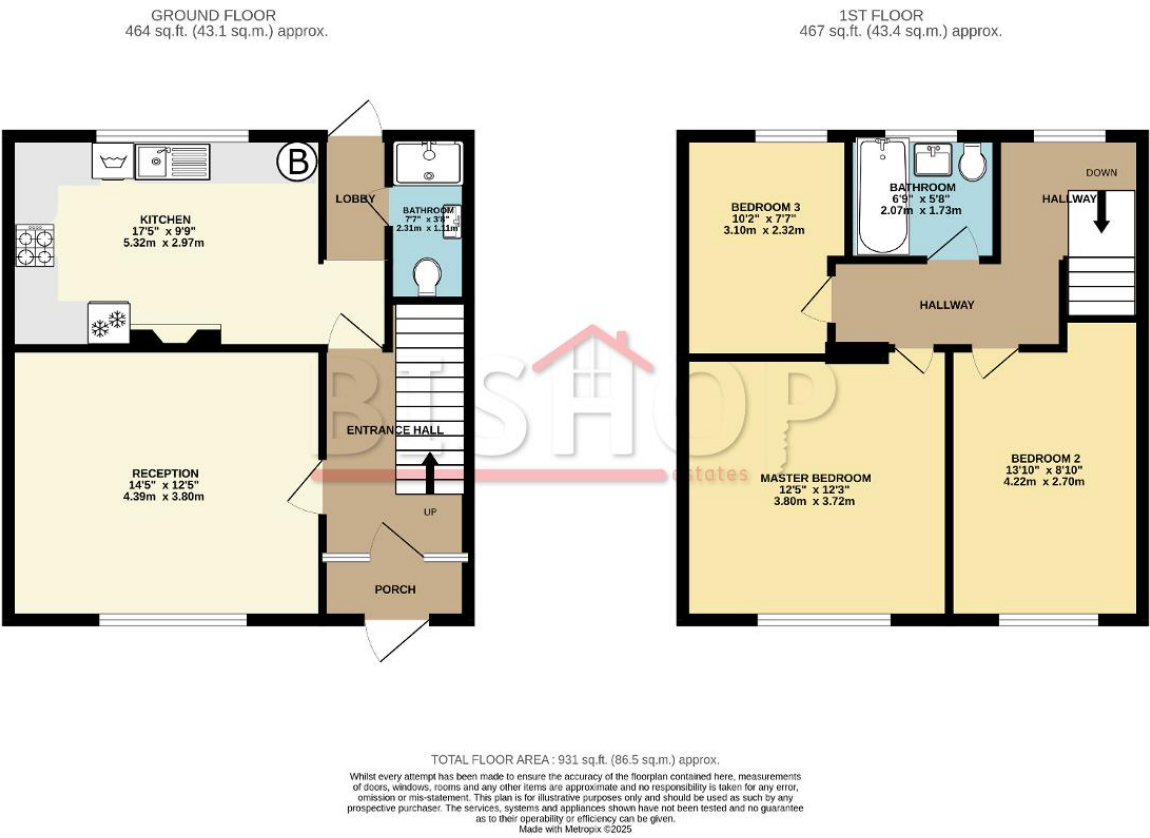
## Exterior

**FRONT GARDEN** - 20' 5" x 20' 0" (6.24m x 6.11m) Mainly laid to lawn. Path to left hand side.

**REAR GARDEN** - 47' 2" x 23' 8" (14.4m x 7.22m) Well established garden, mainly laid to lawn. Hardstanding concrete base for shed. Shared outside side access.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Additional Information

- AML Disclaimer for Purchasers
- 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.
  - 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.
  - 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.
  - 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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