






Total area: approx. 68.3 sq. metres (735.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



May Avenue | Orpington | BR5

£435,000

-  Traditional, extended bungalow
-  Ample reception room
-  Master bedroom featuring built-in wardrobes
-  Convenient location
-  Well-maintained throughout
-  Conservatory
-  Tranquil rear garden + driveway
-  No onward chain



Kenton are delighted to present this traditional and extended bay-fronted semi-detached bungalow, conveniently situated within short walking distance to St. Mary Cray Station. Internally, the property has been evidently well-maintained throughout and comprises; an extended and resultantly ample-sized living/dining room which in turn (via a sliding door) opens on to the Kitchen, additional reception or utility/storage space in the form of a conservatory to the rear, two double bedrooms (the master of which is bay-fronted as said and also features built-in wardrobes) and finally a family bathroom. Externally, there is a tranquil rear garden, boasting a Westerly-orientation and featuring; decking, patio and traditional lawn areas as well as an array of mature trees and shrubs and even an attractive feature pond. Furthermore, to the front you will find a paved driveway providing off-street parking. Also worthy of mention is the potential for further extensions. As aforementioned, St. Mary Cray Station is a mere few minutes' walk away, providing direct and frequent services into Central London. Additionally, some of the areas most coveted schools are also nearby, namely the popular Poverest and Leeson Hill Primary Schools (currently rated Ofsted "Good" respectively). The Nugent Shopping centre and its range of shops is also easily-accessible, as is Orpington High Street (a short bus or drive away) with its extensive range of amenities. NO ONWARD CHAIN.

May Avenue, Orpington, BR5



Hallway

Compositive UPVC front door, access to loft (which has a drop-down ladder and is insulated), meter/fusebox cupboards, laminated wood flooring.

Living/Dining Room

20'8" x 11'7" maximum (6.29m x 3.52m maximum) Double glazed window to front, double glazed UPVC double doors to rear garden, ceiling roses, radiators, sliding door to Kitchen, laminated wood flooring.

Kitchen

6'11" x 11'8" (2.11m x 3.56m) Double glazed window to rear, double glazed frosted UPVC door to side, coved ceiling, inset spotlighting, range of matching units, working surfaces with splashback tiling, stainless steel sink unit with swan-neck mixer tap, space for cooker, space for under-the-counter fridge, wall-mounted Vaillant combination boiler (installed 2020), radiator, laminated wood flooring.

Conservatory

5'10" x 15'3" (1.77m x 4.64m) Double glazed door to side, double glazed windows surrounding, inset spotlighting, work surface with plumbing for washing machine and space for under-the-counter fridges/freezers underneath, power, vinyl flooring.

Bedroom 1

11'12" into bay x 12'10" maximum (3.65m into bay x 3.91m maximum) Double glazed bay window to front, inset spotlighting, built-in wardrobes, radiators, vinyl flooring.

Bedroom 2

9'0" x 11'3" (2.75m x 3.43m) Double glazed window to side, radiator, laminated wood flooring.

Bathroom

4'11" x 7'3" (1.51m x 2.21m) Double glazed frosted window to side, half-tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, radiator, vinyl flooring.

Rear Garden

Approximately 60ft in length Westerly-facing with; side access via gate, water tap, light, power, decking area, patio area, traditional lawn area, mature trees and shrubs, feature pond, storage sheds.

Front

Paved driveway, mature shrubs, side access via gate.

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