



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

## Cygnets Close | Orpington | BR5

Offers in excess of £575,000

-  Spacious terraced house
-  3 bath/shower rooms (& ground floor WC)
-  South-east facing, low-maintenance garden
-  Walking distance to St. Mary Cray Station
-  Potential to extend to rear STPP
-  5 bedrooms
-  Modern-built (2014)
-  Allocated parking
-  Close to amenities & popular schools
-  Solar panels



Offers in excess of £575,000



Kenton are delighted to present this modern-built and spacious 5 bedroom and 3 bath/shower room (& ground floor WC) terraced house, conveniently-situated nearby to St. Mary Cray Station and an array of general amenities. Internally, to the ground floor, you will find a well-proportioned lounge which in turn opens on to a contemporary (and again spacious) kitchen/diner, as well as a WC. The first floor accommodation comprises 3 double bedrooms, one of which benefits from a contemporary en-suite shower room, as well as a modern family bathroom. The respective owners (whom incidentally are the only owners since the property was originally built in 2014) converted the original loft space in recent years, resulting in an additional two spacious bedrooms and a further contemporary en-suite shower room. Notably, there is also potential to extend the rear STPP. Externally, there is a south-east facing low-maintenance rear garden featuring both patio and artificial lawn areas. St. Mary Cray Station is a mere 10 minute or so walk away, and offers direct and frequent services into central London. Additionally, there is an allocated parking space to the side as well as a communal spaces to the front. There are also solar panels to the roof which render more efficient energy consumption and resultantly, lower monthly bills and generate income for the homeowner via the feed in tariff. The popular Nugent shopping park is also easily-accessible and features a range of designer and handy shops. Orpington High Street itself and its range of; restaurants, bars and leisure facilities is also a short drive or bus ride away (with routes available within walking distance). Furthermore, some of Orpington's most popular and reputable schools are nearby, including the currently-rated Ofsted "good" Poverest Primary School. Furthermore, the currently-rated Ofsted "outstanding" Midfield Primary School is also nearby.

## Cygnets Close, Orpington, BR5



### Entrance Hall

Composite front door, staircase to first floor, laminated wood flooring.

### Lounge

14'2" x 11'9" measured at maximum (4.32m x 3.58m measured at maximum)  
Double glazed window to the front, radiator, inset lighting, laminated wood flooring.

### Kitchen/Diner

17'1" max narrowing to 11'2" x 15'3" max (5.21m max narrowing to 3.44m max)  
Double glazed window to rear, double glazed patio doors with fitted blinds, inset spotlighting, large built-in storage cupboard, work surfaces with splashback tiling, range of matching wall and base units and cupboards and drawers, stainless steel sink unit with mixer tap, integrated oven, integrated gas hob with extractor hood over, space for upright fridge freezer, plumbing for washing machine, plumbing for dishwasher, radiator, tiled flooring.

### WC

4'10" x 6'1" (1.47m x 1.86m)  
Inset spotlighting, extractor fan, low level W.C, wash hand basin in vanity unit, radiator, tiled flooring.

### Landing

Staircase to second floor, inset spotlighting, built-in airing cupboard, fitted carpet.

### Bedroom 2

9'6" on to wardrobes x 11'9" (2.90m on to wardrobes x 3.57m)  
Double glazed doors on to Juliet balcony with fitted blinds, built-in wardrobe with sliding doors, radiator, fitted carpet. Door to;

### En-Suite Shower Room

7'10" x 3'1" (2.39m x 0.95m)  
Double glazed frosted window to front, inset spotlighting, extractor fan, fully-tiled shower cubicle, low level W.C, wash hand basin in vanity unit, radiator, tiled flooring.

### Bedroom 3

11'4" x 7'7" (3.45m x 2.32m)  
Double glazed window to rear with fitted blinds, radiator, fitted carpet.

### Bedroom 4

10'12" x 7'4" (3.35m x 2.23m)  
Double glazed window to rear with fitted blinds, radiator, fitted carpet.

### Bathroom

7'2" x 6'6" max (2.18m x 1.99m max)  
Panelled bath with shower extension and mixer tap, part-tiled walls, inset spotlighting, extractor fan, low level W.C, wash hand basin in vanity unit, radiator, tiled flooring.

### Landing

Double glazed velux skylight window to front, fitted carpet.

### Bedroom 1

13'7" x 11'2" (4.13m x 3.40m)  
Double glazed window to rear with fitted blinds, inset spotlighting, built-in wardrobe with sliding doors, radiator, fitted carpet. Door to;

### En-Suite Shower Room

7'11" x 3'1" (2.41m x 0.95m)  
Double glazed frosted window to rear, inset spotlighting, extractor fan, fully-tiled shower cubicle, low level W.C, wash hand basin in vanity unit, chrome heated towel rail, tiled flooring.

### Bedroom 5/Study

9'7" x 10'11" max (2.91m x 3.32m max)  
Double glazed velux skylight windows to rear with fitted blinds, access to eaves storage space, radiator, fitted carpet.

### Rear Garden

South-east facing and featuring; patio area, artificial lawn area, rear access via gate.

### Allocated Parking

Allocated parking space to the side as well as communal spaces to the front.

### Maintenance Charge

£160.00 payable bi-annually for upkeep of the communal areas, managed by the residents of Cygnets Close.

# Kenton

