



Total area: approx. 79.4 sq. metres (854.5 sq. feet)



## Berens Road | Orpington | BR5

£415,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		83
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- 2 double bedroom semi
- Through living/dining room
- Contemporary fitted kitchen
- Driveway
- Close to St. Mary Cray Station & amenities
- Conservatory
- South-facing, circa 100ft rear garden
- No onward chain



£415,000



Kenton is delighted to present this 2 double bedroom semi-detached house, situated less than a mile away from St. Mary Cray Station and also within close proximity to general amenities and popular schools. Internally, the property is presented in neutral decorative order throughout and comprises, to the ground floor; a through living/dining room, additional reception space in the form of a conservatory as well as a contemporary fitted kitchen. To the first floor, you will find two double bedrooms (one of which features built-in wardrobes) in addition to a bathroom and separate W.C. Externally, there is a south-facing rear garden measuring circa 100ft in length and featuring both patio and traditional lawn areas. Furthermore, to the front is a paved driveway facilitating off-street parking for multiple vehicles. As referenced, St. Mary Cray Station is easily-accessible and provides direct and frequent services into central London. The popular Nugent shopping park is also a short walk away, featuring a range of retailers. Orpington High Street and its array of; shops, restaurants, bars and leisure facilities is also a mere short drive or bus ride away. Three currently-rated Ofsted "Good" schools are also within a half mile radius, namely the popular Manor Oak Primary School and St. Mary Cray Primary Academy. NO ONWARD CHAIN.

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### Hallway

UPVC wood-effect front door with double glazed frosted window panels, double glazed window to side, staircase to first floor with storage cupboard underneath, radiator, engineered wood flooring.

### Living/Dining Room

21'5" x 12'5" maximum (6.52m x 3.79m maximum)

Double glazed window to front, double glazed sliding doors to Conservatory, feature fireplace, radiators, engineered wood flooring.

### Conservatory

8'0" x 9'7" (2.45m x 2.93m)

Double glazed UPVC door to side (leading to rear garden), double glazed windows, tiled flooring.

### Kitchen

9'11" x 9'3" (3.01m x 2.81m)

Double glazed window to rear, UPVC double glazed frosted window to side, built-in understairs larder cupboard, work surfaces with splashback tiling, stainless steel sink unit, range of matching wall and base units and cupboards and drawers, integrated oven and grill with 4-ring gas hob and extractor hood over, integrated fridge freezer, integrated washing & drying machine, wall-mounted combination boiler (concealed in unit), tiled flooring.

### Landing

Double glazed frosted window to side, access to loft, radiator, engineered wood flooring.

### Bedroom 1

11'5" x 11'9" maximum (3.48m x 3.59m maximum)

Double glazed window to front, radiator, engineered wood flooring.

### Bedroom 2

9'1" x 11'11" maximum (2.77m x 3.62m maximum)

Double glazed window to rear, built-in wardrobes, radiator, engineered wood flooring.

### Bathroom

6'2" x 5'10" (1.88m x 1.79m)

Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, wash hand basin, chrome heated towel rail, tiled flooring.

### W.C

2'7" x 6'2" (0.80m x 1.89m)

Double glazed frosted window to front, tiled walls, low level W.C, radiator, tiled flooring.

### Rear Garden

Approximately 100ft in length

South-facing with; patio area, traditional lawn area, mature trees and shrubs, original brick out-buildings, water tap, side access via gate.

### Front

Driveway facilitating off-street parking for multiple vehicles, side access via gate.

