



14 Stilwell Close

, Orpington, BR5 3FA

£425,000



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Property Description

A very deceptive terraced house situated on a lovely modern cul de sac development, which we believe was built in 2016 and therefore still under the NHBC guaranty. It offers 3 good size bedrooms along with a family bathroom on the first floor whilst downstairs is a modern fitted kitchen, large cloakroom and a well appointed lounge. There is a private rear garden and parking to front. It offers all the creature comforts of being a modern property and has a very good efficiency rating. It's just round the corner from a primary shops and just over a mile to St Mary Cray Station. Also close by are bus routes, local shops and is within easy access of motorway links. Internal viewing recommended.

Entrance Hall

Stairs leading to the first floor landing and with under stairs cupboard, radiator.

Cloakroom

A spacious cloakroom with, we believe, plumbing for shower. Low level WC, and wash hand basin.

Kitchen

9'3" x 8'10" (2.82 x 2.69)

Fitted with a range of matching wall and base units with one and a half bowl stainless steel sink and drainer unit. Integrated oven and hob, extractor fan. Vinyl flooring, plumbing for dishwasher, double glazed window to front.

Lounge

16'9" x 13'8" (5.11 x 4.17)

Double glazed French door to rear, double glazed window to rear, radiator.

First Floor Landing.

Access to loft space, storage cupboard.

Bedroom

14'0" x 9'2" (4.27 x 2.79)

Double glazed window to rear, radiator

Bedroom

10'8" x 9'2" (3.25 x 2.79)

Double glazed window to front, radiator

Bedroom

12'7" x 7'2" (3.84 x 2.18)

Double glazed window to rear, radiator.

Family Bathroom

Fitted with a white three piece suite comprising:- low level WC,, panelled bath with shower attachment and tray, and wash hand basin. Vinyl flooring. Double glazed opaque window to front

Rear Garden

A secluded rear garden with patio

Front Garden

Off road parking.

Agent;s Note:-

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

EPC Rating: "B"

Total Square Meters: 86 approx

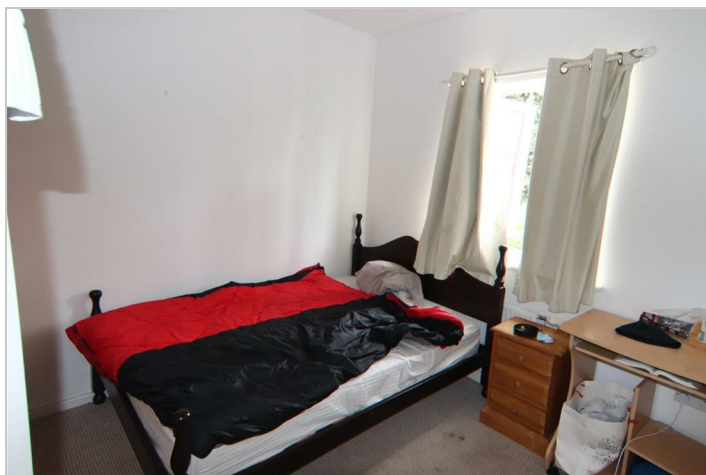
Total Square Feet: 893 approx.

We are advised that there is a SERVICE CHARGE OF ABOUT £30.00 pcm which covers upkeep of the road, pavements, grass cutting and plants along road.

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Directions

From our offices adjacent to Tesco in Orpington, continue to the War Memorial roundabout. Take the 2nd exit continuing up Spur Road. At the junction with traffic lights at the top, turn left into Court Road. Continue for a distance along this road, as it becomes Cray Avenue, and subsequently Sevenoaks Way, after passing under the viaduct bridge. Turn left into Midfield Way, and then then left into Grays Farm Road. Stilwell Close is on your left hand side of the road.



Road Map



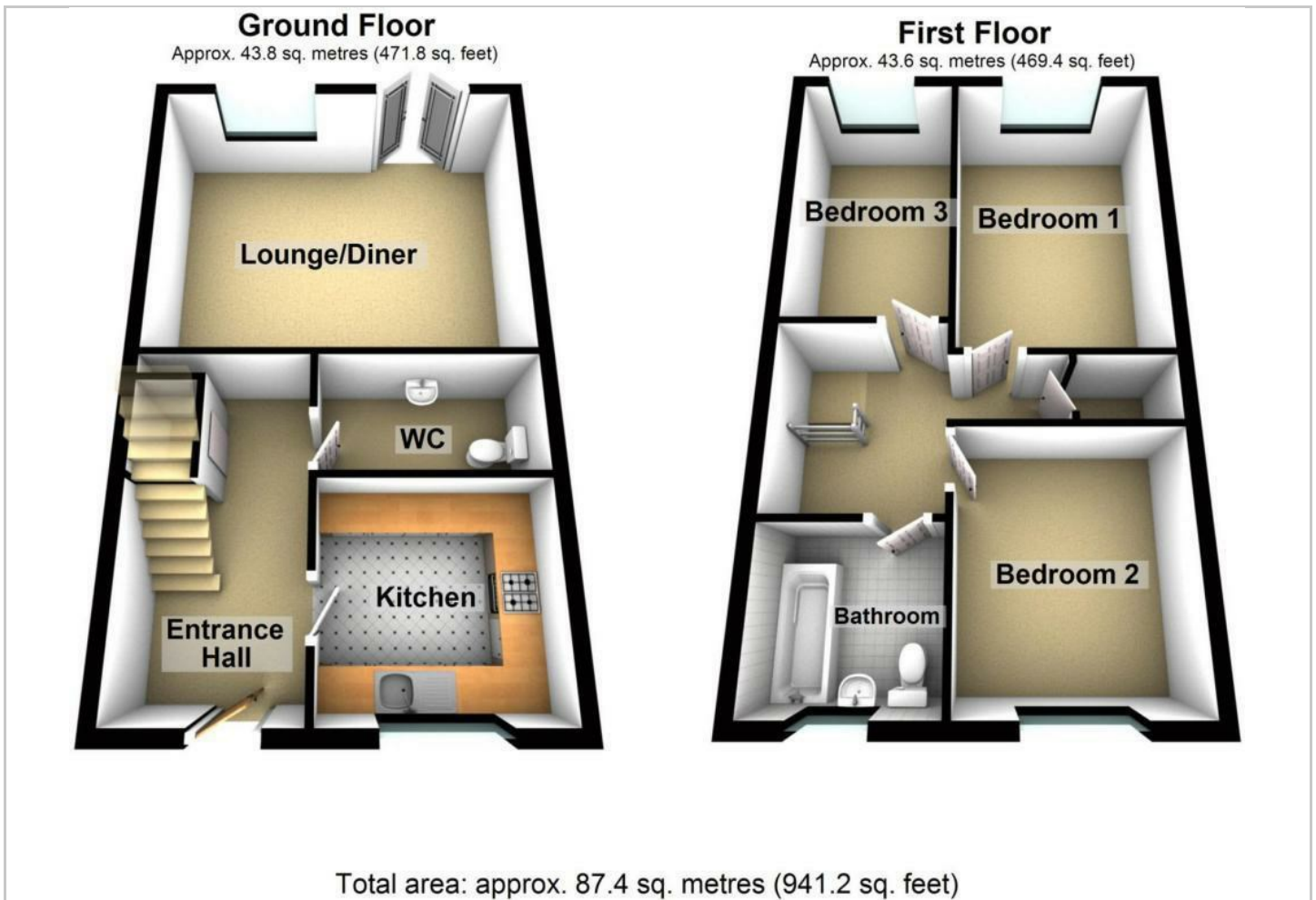
Hybrid Map



Terrain Map



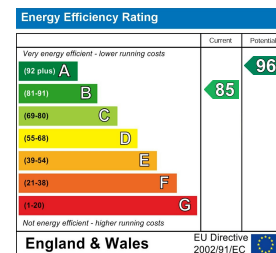
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.