



Total area: approx. 68.6 sq. metres (738.5 sq. feet)



## Palewell Close | Orpington | BR5

Asking price of £365,000

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>	73	74
(55-68)	<b>D</b>		
(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	

- Mid-terrace house
- Contemporary kitchen/diner
- Family bathroom
- Circa 15 mins walk to St Mary Cray Station
- 2 Double bedrooms (with potential to make a third)
- Good size lounge
- Westerly-facing rear garden
- Shops and bus routes nearby



Kenton are delighted to present to the market this 2 bedroom mid-terrace house, situated in the heart of a quiet cul-de-sac. Internally, the property comprises; a good size lounge, contemporary kitchen/diner, 2 double bedrooms (with the larger of the two lending itself to being split into 2 bedrooms, to make 3 bedrooms in total) and both benefitting from built-in/fitted storage, plus a family bathroom. Outside, the rear garden is Westerly-facing and extends to circa 60ft, set out over 3 level tiers, and the front garden has been landscaped for a low-maintenance lifestyle. Palewell Close is ideally situated for public transport, with St Mary Cray Station being within circa 15 minutes walk, and a selection of bus routes nearby. Furthermore, there are an array of convenience shops situated within a few minutes' walk on Cotmandene Crescent, as well as larger shopping facilities within 15-20 minutes' walk at Springvale and Nugent retail parks.

Asking price of £365,000 - Freehold



## Palewell Close, Orpington, BR5



### Hallway

Staircase to first floor, laminated flooring.

### Lounge

12'3" x 13'0" (3.74m x 3.97m) Measured at maximum points

Double glazed window to the front, radiator, coved ceiling, laminated wood flooring.

### Kitchen/Diner

8'5" x 16'5" (2.56m x 5.00m)

Double glazed window to the rear, door to the rear garden, range of contemporary wall and base units, cupboards and drawers, sink unit with mixer tap, working surfaces with matching splashback, integrated gas hob with extractor over, integrated oven, integrated dishwasher, plumbing for washing machine, space for fridge freezer, large understairs storage cupboard, custom built-in table, radiator, coved ceiling, laminated flooring.

### Landing

Airing cupboard, access to loft, fitted carpet.

### Bedroom 1

18'7" x 9'6" (5.67m x 2.89m)

Double glazed windows to the front, range of fitted wardrobes, built-in cupboard over stairs, radiator, coved ceiling, fitted carpet.

### Bedroom 2

11'7" x 9'10" (3.52m x 2.99m) measured at maximum points

Double glazed window to the rear, built-in double wardrobe, radiator, coved ceiling, fitted carpet.

### Bathroom

Double glazed frosted windows to the rear, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin in vanity unit, extractor fan, fully tiled walls, tiled flooring.

### Rear Garden

Westerly-facing rear garden, extending to circa 60ft, set out over 3 levelled tiers, the garden comprises; patio area, traditional lawn and further seating area to the rear, furthermore, there is gated access to the front of the property.

### Front Garden

Large frontage with pebbled flowerbeds and borders.

