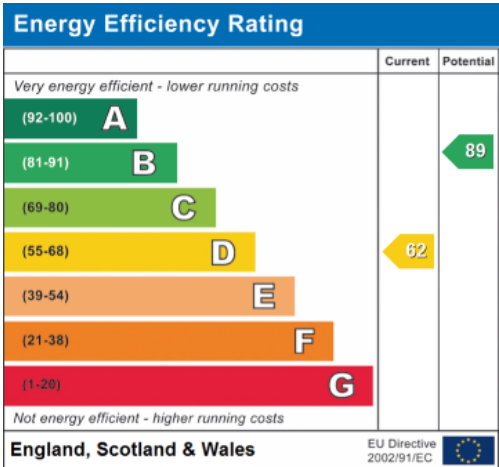


Total area: approx. 75.3 sq. metres (810.7 sq. feet)



Broom Avenue | Orpington | BR5

Asking price of £375,000



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

- Chain free
- Potential to extend STPP
- 2 bedrooms
- Spacious kitchen/diner
- End of terrace house
- Off-street parking
- Good size lounge
- Circa 10-15 minutes walk to St Mary Cray station



CHAIN FREE! Kenton are delighted to present to the market this well-presented, 2 bedroom end of terrace house, situated within circa 10-15 minutes' walk of St Mary Cray train station which offers fast services into London Victoria. Internally, the accommodation comprises; a good size lounge with feature fireplace, a spacious kitchen/diner (circa 17'9" in width) which overlooks the 90ft rear garden, 2 double bedrooms, and a large family bathroom. Outside, the Easterly-facing rear garden spans over two tiers, with a large patio area ideal for alfresco dining and entertaining, leading down to the traditional lawn which hosts an array of mature shrubs and trees. To the front of the property there is a paved driveway providing off-street parking for 2-3 cars. Whilst in our opinion the property is already well-sized, there remains ample opportunity for expansion by way of extending to the rear and/or side, as well as via a loft conversion (all subject to planning permissions naturally). Broom Avenue is ideally located for commuters and families alike, being within walking distance of St Mary Cray station as mentioned, as well as centrally-located for a handful of well-regarded schools such as Midfield Primary and Grays Farm Primary, to name just a couple. 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 £375,000 Freehold



Broom Avenue, Orpington, BR5



Hallway

Staircase to first floor.

Living Room

12'11" x 14'2" (3.93m x 4.31m) maximum
Double glazed window to the front, feature fireplace, radiator, coved ceiling, fitted carpet.

Kitchen/Diner

9'5" x 17'9" (2.86m x 5.40m)
Double glazed windows to the side and rear, double glazed door to the rear, range of matching wall and base units, cupboards and drawers, sink unit with mixer tap, integrated oven and hob with extractor over, plumbing for dishwasher, space for upright fridge freezer, space for washing machine, large understairs storage cupboard, radiator, vinyl flooring.

Landing

Double glazed window to the side, fitted carpet.

Bedroom 1

10'8" x 14'5" (3.26m x 4.39m)
Double glazed window to the front, 2 built-in storage cupboards, radiator, coved ceiling, fitted carpet.

Bedroom 2

8'7" x 9'5" (2.62m x 2.87m)
Double glazed window to the rear, radiator, coved ceiling, fitted carpet.

Bathroom

11'11" x 8'0" (3.62m x 2.45m)
Double glazed frosted window to the rear, corner bath with shower extension over, low-level WC, wash hand basin, airing cupboard housing hot water cylinder, heated towel rail, coved ceiling, vinyl flooring.

Rear Garden

Large patio area with steps down to traditional lawn with mature plants and trees, side access to the front via gate.

Driveway

Off-street parking for 2-3 cars.

