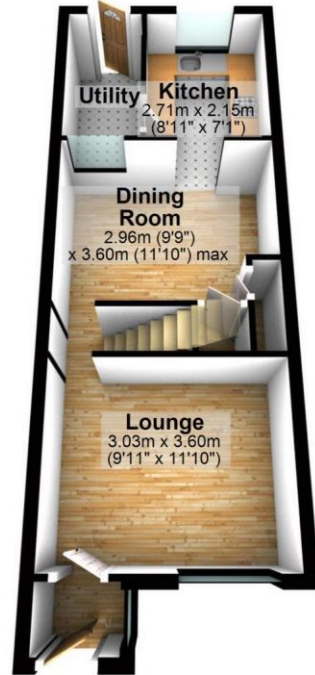


**Ground Floor**  
 Approx. 36.2 sq. metres (389.3 sq. feet)



**First Floor**  
 Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 sq. feet)



## Station Road | St Pauls Cray | BR5

Offers in excess of £300,000

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Attractive cottage
- Most convenient location
- Comprehensively remodelled
- 2 double bedrooms
- 2 receptions
- Modern fitted kitchen
- Modern fitted upstairs bathroom
- Excellent sized rear garden





#### Porch

Enclosed porch with double glazed window to the side.

#### Lounge

9'11" x 11'10" (3.03m x 3.60m)

Double glazed window to front, feature display fireplace, radiator and laminated wood flooring.

#### Dining room

9'9" x 11'10" (2.96m x 3.60m)

Double glazed window to the rear, 2 built-in storage cupboards, feature display fireplace, laminated wood flooring.

#### Kitchen

8'11" x 7'1" (2.71m x 2.15m)

Double glazed window to the rear, range of contemporary matching wall and base units, cupboards and drawers, integrated gas hob with oven under, stainless steel sink unit with mixer tap, extensive working surfaces with splashback, vinyl flooring. Door to:-

#### Utility

Door to the rear garden, plumbing for washing machine.

#### Landing

#### Bedroom 1

9'9" x 12'1" (2.96m x 3.69m)

Double glazed window to the rear, radiator, fitted carpet. Door to bathroom.

#### Bathroom

8'5" x 7'0" (2.56m x 2.14m)

Double glazed frosted window to the rear, panelled I-shaped bath with shower extension over, low-level W.C., wash hand basin, fully tiled walls, tiled flooring.

#### Bedroom 2

9'11" x 12'1" (3.02m x 3.69m)

Double glazed window to the front, radiator, fitted carpet.

#### Rear garden

Patio area, mature shrubs, wooden shed.



A COMPREHENSIVELY REFURBISHED COTTAGE OF CHARM AND CHARACTER. Situated in a most convenient location being within easy walking distance to St Mary's Cray Railway Station with its fantastic service in the London and also the Nugent Centre with its large array of shops and restaurants. Well regarded local schools are also within close proximity. The property is a period cottage which the current owner has remodelled to high standards and offers excellent accommodation for a young family. The property provides a bright lounge and a dining room opening onto the modern fitted kitchen which in turn opens onto a utility area on the ground floor. The first floor accommodation is equally impressive with 2 double bedrooms and a modern fitted bathroom which comes off the rear bedroom. There is an excellent sized rear garden which will offer plenty of opportunity for a gardener to create a perfect relaxing garden and outside entertainment. The property has been rewired, re-plumbed and benefits from a new gas central boiler, new wood flooring as well as new carpets in the bedrooms. This property is offered with the benefit of no onward chain and we therefore recommend your earliest attention.