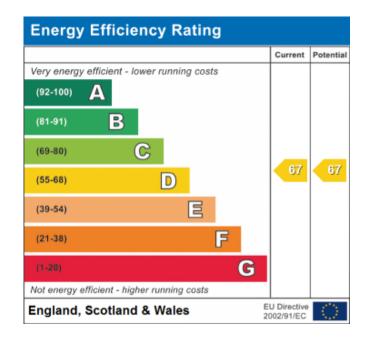


Total area: approx. 69.8 sq. metres (751.0 sq. feet)





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.



01689 822207 enquiries@kentonhomes.co.uk



Saxville Road | Orpington | BR5

£285,000

Chain free

2 Double bedrooms

Access to communal garden

Walking distance to Leesons
Hill Primary School

First floor maisonette

Spacious lounge/diner

8 Minute walk to St Mary Cray Station

Local shops within easy access

Kenton









Kenton is delighted to present to the market this larger than average 2 bedroom first floor maisonette. Spanning circa 750sqft, the accommodation comprises; a spacious 23ft x 10ft lounge diner which in turn, leads to a fitted kitchen overlooking the communal garden, 2 generously sized double bedrooms (with the largest of the two benefitting from built-in storage), plus a bathroom and separate WC. Also worthy of a mention is the ample built-in storage offered in the sizable entrance hall. Externally, the residents benefit from a large communal garden, and off-street parking. Throughout, the property has been neutrally decorated, offering any new owner a blank canvas to design their dream home. Ideal for both first time buyers and buy to let investors alike, Saxville Road is conveniently situated for St Mary Cray station (being within 8 minutes' walk), along with Leesons Hill Primary School plus, a handful of local shops and amenities. Benefitting from circa 90 years remaining on the lease, we highly recommend arranging an internal viewing to be able to fully appreciate the accommodation on offer.

£285,000 Leasehold



Saxville Road, Orpington, BR5





Entrance Hall

11'1" x 6'7" (3.39m x 2.00m)

Wooden front door, 2 built-in storage cupboards, radiator, laminated wood flooring.

Lounge/Diner

23'11" x 10'10" (7.30m x 3.31m)

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

Kitchen

10'0" x 6'7" (3.05m x 2.00m)

Double glazed window to the rear, range of wall and base Residents Parking units, cupboards and drawers, stainless steel sink unit, working surfaces with splashback tiling, integrated hob and oven, plumbing for washing machine, cupboard housing boiler, laminated wood flooring.

Bedroom 1

16'5" x 8'11" (5.01m x 2.71m)

Double glazed window to the front, built-in wardrobe, radiator, laminated wood flooring.

Bedroom 2

15'7" x 8'10" (4.76m x 2.70m)

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

Bathroom

Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension over, wash hand basin, fully tiled walls, radiator, tiled flooring.

Separate WC

Double glazed frosted window to the rear, low-level WC, tiled flooring.

Communal Gardens

Large communal garden, mainly laid to lawn.

Lease Details

Lease Length: Circa 90 years remaining Service Charge: £10.00 per annum Ground Rent: Circa £98.00 per month











