









Total area: approx. 107.4 sq. metres (1156.1 sq. feet)



Millfield Close | Orpington | BR5

Guide Price £400,000 - £425,000

-  3 well-proportioned bedrooms
-  Ample-sized reception room + conservatory
-  South-west facing low-to-no maintenance garden
-  Convenient location
-  2 bath/shower rooms
-  Well-proportioned kitchen
-  Driveway
-  No onward chain



Kenton are delighted to present this spacious 3 bedroom and 2 bath/shower room terraced house, conveniently-located within very short walking distance to St. Mary Cray Station as well as an array of popular and reputable schools. Internally, the property is presented in generally contemporary manner throughout and comprises, to the ground floor; an ample-sized reception room to the front, a well-proportioned kitchen featuring ample work surface and unit space, a modern shower room with W.C, as well as additional reception space in the form of a conservatory to the rear overlooking the garden. To the first floor, you will find three very well-proportioned bedrooms (with for instance the third bedroom easily-able to accommodate a double bed), all of which benefit from built-in/fitted wardrobes/storage. Additionally, there is also a bathroom and separate W.C. Externally, the rear garden boasts a South-west orientation and is perfect for a prospective buyer seeking a low-to-no maintenance garden (at least as it currently is), with it featuring paved areas as well as a small artificial lawn area as well as a decking area. Furthermore, to the front is a paved driveway facilitating off-street parking. As referenced, St. Mary Cray Station is a mere few moments' walk away, providing direct and frequent services into central London. Furthermore, a range of handy shops and eateries are also just a mere few moments' walk away. Within circa half a mile or so are a number of coveted schools, namely the currently-rated Ofsted "Good" Poverest and St. Mary Cray Primary Schools/Academies. The popular Nugent Shopping Park is also a short walk away, featuring a range of popular retailers. Orpington High Street itself is also just a short drive or bus ride away, boasting an extensive range of; popular shops, restaurants, bars, leisure and beauty facilities. Marketed with the benefit of no onward chain, also.

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Hallway

13'1" x 6'2" (3.99m x 1.88m)
Wooden front door, double glazed frosted window to front, staircase to first floor with storage cupboard underneath, built-in meter cupboard, radiator, laminated wood and vinyl flooring.

Living Room

13'5" x 12'11" maximum (4.10m x 3.93m maximum)
Double glazed window to front, coved ceiling, built-in wardrobe with sliding mirrored doors, radiator, laminated wood flooring.

Kitchen

9'11" maximum x 16'5" maximum (3.03m maximum x 5.01m maximum)
Opening on to Conservatory, range of matching wall and base units with cupboards and drawers, work surfaces with splashback tiling, stainless steel double sink unit with swan-neck mixer tap, integrated oven and grill, integrated hob with fitted extractor hood over, space for American-style fridge freezer, space for under-the-counter fridge, plumbing and space for washing machine, plumbing and space for dishwasher, breakfasting bar area, vinyl flooring.

Lobby

2'9" x 4'8" (0.85m x 1.43m)
Wall-mounted Worcester combination boiler, vinyl flooring.

Conservatory

10'2" x 16'1" (3.09m x 4.89m)
Opening on to Kitchen, surrounding double glazed windows, double glazed UPVC doors to rear garden, radiator, tiled flooring.

Shower Room

6'8" x 4'1" (2.04m x 1.24m)
Double glazed frosted window to side, corner shower cubicle with tiled surround, low level W.C, wash hand basin with splashback tiling, chrome heated towel rail, tiled flooring.

Landing

7'4" maximum x 6'9" maximum (2.23m maximum x 2.05m maximum)
Access to loft, built-in storage cupboard, fitted carpet.

Bedroom 1

13'6" x 12'8" maximum (4.11m x 3.85m maximum)
Double glazed window to front, built-in wardrobe with sliding mirrored doors, built-in over-head storage units, radiator, laminated wood flooring.

Bedroom 2

9'11" x 12'8" maximum (3.03m x 3.86m maximum)
Double glazed window to rear, built-in wardrobe with sliding mirrored doors, built-in over-head storage units, radiator, laminated wood flooring.

Bedroom 3

10'6" maximum x 12'8" maximum (3.20m maximum x 3.87m maximum)
Double glazed window to front, built-in wardrobe, built-in storage cupboard, radiator, laminated wood flooring.

Bathroom

5'6" x 5'3" (1.68m x 1.61m)
Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over and with shower screen, wash hand basin, chrome heated towel rail, vinyl flooring.

W.C

5'9" x 2'7" (1.76m x 0.79m)
Double glazed frosted window to rear, tiled walls, low level W.C, radiator, vinyl flooring.

Rear Garden

Approximately 55ft in length
South-west facing and featuring; paved areas, artificial lawn area, decking area, wooden storage shed, water tap, side access via gates.

Front

Paved driveway, mature shrubs, side access via gates.

