



Total area: approx. 80.9 sq. metres (870.9 sq. feet)



Walsingham Road | BR5

GUIDE PRICE £500,000 - £525,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Renovated throughout
- Modern kitchen-diner
- South-facing rear garden
- Circa 15-20 minutes walk to St Mary Cray station
- 3 Bedrooms (all with built-in storage)
- Bay-fronted living room
- Driveway for 3 cars
- Within the catchment for many well-regarded schools



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Kenton Estate Agents are delighted to present to the market this immaculately presented, 3 bedroom semi-detached house. Throughout, the property has been renovated to a high standard, allowing any new owner the opportunity to move straight in and unpack.

Internally, the property comprises; a bay-fronted living room and contemporary kitchen-diner boasting fitted appliances and under-floor heating, as well as patio doors leading directly out onto the decked area of the South-facing garden. Upstairs you will find 3 ample sized bedrooms (2 doubles and 1 single room), all of which benefit from fitted wardrobes, plus a modern family bathroom.

Outside, as mentioned, the rear garden enjoys a southerly aspect, and has been landscaped to offer a low-maintenance lifestyle. The decked area is ideal for dinner and barbecues in the summer evenings, and the patio area provides ample space for children's play-sets. To the front of the property the driveway has been block-paved with off-street parking for 3 cars.

Walsingham Road is ideally situated for St Mary Cray train station (circa 15-20 minutes' walk) which offers fast services to London Victoria, as well as both the 51 and R1 bus stops (each situated within a 10 minute walk). Furthermore, both Grays Farm and Midfield Way Primary Schools are within close proximity.

GUIDE PRICE £500,000 - £525,000 - Freehold



Walsingham Road, BR5



Hallway

New composite front door, staircase to first floor, radiator, coved ceiling, tiled flooring.

Living Room

14'10" into bay x 13'2" (4.51m into bay x 4.02m)
Double glazed box-bay window to the front, radiator, coved ceiling, laminated wood flooring.

Kitchen/Diner

11'10" x 19'7" (3.60m x 5.97m) measured at maximum
Double glazed window to the rear, double glazed sliding doors to the rear, further double glazed door to the side, range of contemporary wall and base units, cupboards and drawers, stainless steel sink unit, extensive working surfaces with splashback tiling, integrated gas hob with modern extractor hood over, integrated upright oven and grill, two integrated fridge freezers, integrated dishwasher, integrated washing machine, integrated slimline drinks cooler, 2 built-in storage cupboards, inset spot lighting, integrated surround sound speakers, radiator, underfloor heating, tiled flooring.

Bedroom 1

10'10" into wardrobes x 11'7" (3.30m into wardrobes x 3.52m)
Double glazed window to the rear, wall-to-wall fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 2

10'5" x 9'5" into wardrobes (3.17m x 2.88m into wardrobes)
Double glazed window to the front, wall-to-wall fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 3

7'9" x 8'12" (2.36m x 2.74m)
Double glazed window to the front, built-in wardrobe, radiator, coved ceiling, fitted carpet.

Bathroom

Two double glazed frosted windows to the rear, panelled p-shaped bath with mixer tap and shower extension over, low-level WC, wash hand basin with storage under, chrome heated towel rail, fully tiled walls, integrated surround sound speakers, tiled flooring.

Landing

Double glazed window to the side access to boarded and insulated loft, coved ceiling, integrated surround sound speakers, fitted carpet.

Rear Garden

South-facing, large decking area, further patio area, wooden shed, access to the front via side gate.

Driveway

Block paved with off-street parking for 3 cars.

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