



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

## Doveney Close | Orpington | BR5

£350,000

- Terraced house
- 2 double bedrooms
- Ample reception room
- Fitted kitchen
- Attractive and easily-maintainable rear garden
- 2 allocated parking spaces
- Conveniently-situated
- No onward chain



Kenton are delighted to present this 2 bedroom terraced house, conveniently-situated on a relatively modern development and representing an idea first property purchase or investment alike. Internally, the property has been well-maintained and is presented in neutral decorative order throughout and comprises, to the ground floor, an ample reception room to the front and a fitted kitchen (with dining space) to the rear, looking on to the rear garden. To the first floor, there are two double bedrooms (the master of which features fitted wardrobes) as well as a family bathroom. Externally, there is an attractive and easily-maintainable rear garden featuring both a patio and traditional lawn area, and furthermore to the front is both another small lawn area and two allocated parking spaces (one of which is directly outside the property). Additionally, there is also a large green area to the front of the property, idea for dog walkers and children. Doveney Close is situated within close proximity to a range of; transport links, popular schools and general amenities. Namely, St. Mary Cray Station is a mere half a mile or so away and provides direct and frequent services into Central London. Also located within circa half a mile or so are some very reputable schools, including; St. Paul's Cray Primary, Manor Oak Primary, Leesons Primary and Riverside Junior and Senior School (the latter of which is currently rated Ofsted "outstanding!"). Also worthy of mention is the popular Nugent Shopping Centre, located within both short walking and driving distance and featuring a range of convenient shops and eateries. Orpington High Street is also only slightly further afield (circa 10 minute drive or short bus ride) and features an even wider range of amenities and leisure/hospitality facilities. Offered to the market with the benefit of no onward chain.

## Doveney Close, Orpington, BR5



### Porch

2'8" x 6'0" (0.82m x 1.83m)

UPVC front door with frosted double glazed panel window, small double glazed window to side, bin cupboard.

### Living Room

15'1" x 11'6" (4.61m x 3.50m)

Double glazed windows to front, coved ceiling, staircase to first floor, radiator, fitted carpet.

### Kitchen

12'2" maximum x 11'6" maximum (3.71m maximum x 3.51m maximum)

Double glazed window to rear, double glazed door to rear garden, range of matching wall and base units with; display cabinets and cupboards and drawers, working surfaces with splashback tiling, stainless steel sink unit, integrated oven and grill, integrated 4-ring gas hob with extractor hood over, plumbing for washing machine, space for upright fridge freezer (in alcove under stairs), wall-mounted boiler, radiator, laminated wood flooring.

### Landing

Access to loft, fitted carpet.

### Bedroom 1

10'8" x 9'8" onto wardrobes (3.25m x 2.95m onto wardrobes)

Double glazed windows to front, fitted wardrobes, covered radiator, fitted carpet.

### Bedroom 2

9'10" x 11'6" (2.99m x 3.50m)

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

### Bathroom

4'9" x 7'6" (1.46m x 2.28m)

Fully-tiled walls, panelled bath with electric shower extension over, low level W.C, wash hand basin in vanity unit, airing cupboard housing hot water cylinder, shaving point, extractor fan, chrome heated towel rail, tiled flooring.

### Rear Garden

Approximately 30ft in length

Patio area, traditional lawn area, light, water tap.

### Front

Small lawn area, pathway to entrance door, two allocated parking spaces (one of which is directly outside the property), communal green area.

