


Total area: approx. 74.3 sq. metres (800.2 sq. feet)



Ringshall Road | St Pauls Cray | BR5

£415,000

-  Chain free
-  Ample scope to extend (STPP)
-  Kitchen/diner
-  Neutrally decorated throughout
-  3 bedroom semi-detached house
-  Good size lounge
-  Wrap around garden
-  10 minutes walk to St Mary Cray station

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|---|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |  |

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.



Kenton are delighted to present to the market this well-maintained 3 bedroom semi-detached family home. Situated on a corner plot, the property offers ample scope to extend to the side as well as the opportunity to convert the loft (subject to planning permission). Internally, the property comprises; a porch area leading to the entrance hall which in turn opens into a good size lounge, then through to a kitchen/diner with stylish fitted units. Furthermore, there is a separate lobby area with space and plumbing for a washing machine and so could be utilised as a laundry room. Upstairs, you will find 3 bedrooms (2 double rooms and a single room), of which two (the second and third bedrooms) benefit from built-in cupboards, plus a bathroom with a separate WC which lends itself to be knocked into one. Given the situation of the plot, the rear garden wraps around the property, for which the side garden has a sunny aspect, and as mentioned, offers any new owner the opportunity to expand. Overall, the property has been well-looked after and is double glazed and centrally heated throughout. To the front of the property, parking is available on the road. Ringshall Road is ideally located for commuters, with St Mary Cray station within 10 minutes' walk. Also worthy of note, are the number of well-regarded schools within proximity (namely Leesons Hill, and Poverest Primary Schools), as well as many popular shops and amenities in the Springvale Retail Park, and Nugent Shopping Park. Offered on to the market chain free, we urge your earliest attention.

£415,000 Freehold



Ringshall Road, St Pauls Cray, BR5



Porch

4'0" x 5'1" (1.23m x 1.54m)
Composite front door with double glazed side window panel, tiled flooring.

Entrance Hall

4'6" x 4'2" (1.37m x 1.27m)
UPVC front door with double glazed frosted side window panel, staircase to first floor, cupboard housing electric meter, fitted carpet.

Lounge

13'7" x 15'3" (4.14m x 4.64m)
Double glazed window to the front, coved ceiling, radiator, fitted carpet.

Kitchen/Diner

9'7" x 15'0" (2.92m x 4.58m)
Double glazed window to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, working surfaces with splashback tiling, integrated gas hob with oven and extractor fan over, space for fridge/freezer, plumbing for dishwasher, built-in cupboard housing boiler, radiator, inset lighting, tiled flooring.

Lobby

Double glazed frosted door to the rear, large understairs storage cupboard, space and plumbing for washing machine.

Landing

Airing cupboard, access to loft, fitted carpet.

Bedroom 1

11'1" x 10'6" (3.37m x 3.19m)
Double glazed window to the front, radiator, fitted carpet.

Bedroom 2

11'6" x 9'9" (3.51m x 2.96m)
Double glazed window to the rear, built-in wardrobe, radiator, fitted carpet.

Bedroom 3

7'5" x 6'9" (2.26m x 2.07m)
Double glazed window to the front, built-in cupboard, radiator, fitted carpet.

Bathroom

5'5" x 5'8" (1.64m x 1.73m)
Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension over, wash hand basin, fully tiled walls, vinyl flooring.

W.C.

4'10" x 2'4" (1.47m x 0.72m)
Double glazed frosted window to the rear, low-level WC, part-tiled walls, vinyl flooring.

Rear Garden

Situated on a corner plot, the garden wraps around the rear and side of the property offering ample space for a family. Mainly laid to lawn, with flowerbeds, a pond and wooden shed. There is gated access to the side.

Front Garden

Traditional lawn with flowerbeds.

