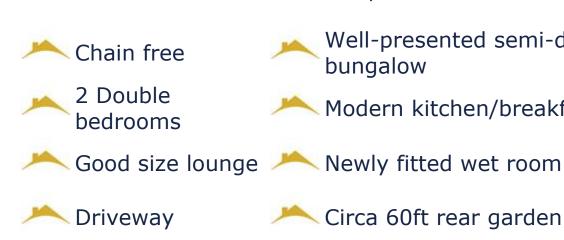
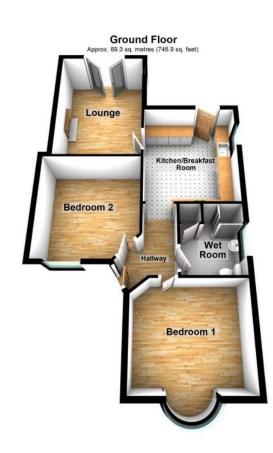


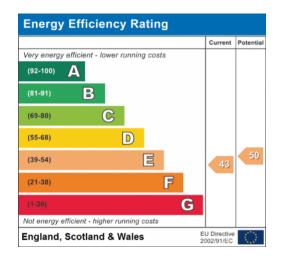


Friar Road | BR5





Total area: approx. 69.3 sq. metres (745.9 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.

£475,000

- Well-presented semi-detached
- Modern kitchen/breakfasting room
- Kirca 60ft rear garden





Kenton are delighted to present to the market this extended 2-bedroom semi-detached bungalow. Offering spacious accommodation throughout, this charming property features two generously sized double bedrooms, a newly fitted wet room, a modern kitchen with ample space for a dining table, and a good-sized lounge which overlooks the garden; all very well-presented and in good decorative order. Furthermore, the rear garden extends to approximately 60ft, with low-maintenance shrubs creating a peaceful and private outdoor space and to the front, a paved driveway provides off-street parking for added convenience. Whilst in our opinion the property provides ample accommodation, there is still further potential to convert the loft (subject to the usual planning permissions) offering exciting possibilities for future expansion if desired. Located in a quiet and popular development, Friar Road is just a 3-minute walk to the nearest bus stop and 5 minutes to the convenience shops on Marion Crescent. Also nearby is St Mary Cray train station (circa 15 minutes' walk), as well as The Nugent Shopping Park with its array of well-known shops and eateries. Offered on to the market with no onward chain, we therefore urge your earliest attention.



£475,000

28 Friar Road, BR5



Hallway

Composite front door, concealed fuse box, access to loft, radiator, wood flooring.

Kitchen/Breakfast Room

13'1" x 11'6" (3.99m x 3.51m) 8'5" x 7'3" (2.57m x 2.20m) Double glazed window to the side, double glazed patio Double glazed frosted window to the side, walk-in door to the rear, range of matching wall and base shower area with rainfall shower fitting plus shower units, cupboards and drawers, butler style sink unit extension, low-level WC, wash hand basin, chrome with mixer tap, combination of granite and woodblock heated towel rail, bitted cupboard with space for working surfaces with splashback tiling, integrated gas tumble dryer, extractor fan. hob, integrated upright oven and grill, integrated microwave/grill, integrated dishwasher, plumbing for **Rear Garden** washing machine, space for fridge freezer, space for 60'0" (18.29m) under-counter freezer, concealed wall-mounted combi Paved patio area with 2 steps down to the traditional boiler, radiator, wood flooring. lawn with mature shrubs to border, wooden shed, side access via gate.

Lounge

15'4" x 10'11" (4.68m x 3.33m) Double glazed patio doors to the rear, double glazed window to the side, feature fireplace surround, radiators, wood flooring.

Bedroom 1

13'10" into bay x 12'9" (4.22m into bay x 3.88m) Double glazed bay window to the front, radiators, coved ceiling, newly fitted carpet.

Bedroom 2

12'9" x 12'0" (3.89m x 3.66m) Double glazed window to the front, radiator, wood flooring.

Wet Room

Front Garden and Driveway

Paved driveway, mature shrubs to front border, section of astroturf.





