



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Friar Road | BR5

£475,000

-  Chain free
-  2 Double bedrooms
-  Good size lounge
-  Driveway
-  Well-presented semi-detached bungalow
-  Modern kitchen/breakfasting room
-  Newly fitted wet room
-  Circa 60ft rear garden



£475,000



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.

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)

Double glazed window to the side, double glazed patio door to the rear, range of matching wall and base units, cupboards and drawers, butler style sink unit with mixer tap, combination of granite and woodblock working surfaces with splashback tiling, integrated gas hob, integrated upright oven and grill, integrated microwave/grill, integrated dishwasher, plumbing for washing machine, space for fridge freezer, space for under-counter freezer, concealed wall-mounted combi boiler, radiator, wood flooring.

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

8'5" x 7'3" (2.57m x 2.20m)

Double glazed frosted window to the side, walk-in shower area with rainfall shower fitting plus shower extension, low-level WC, wash hand basin, chrome heated towel rail, bitted cupboard with space for tumble dryer, extractor fan.

Rear Garden

60'0" (18.29m)

Paved patio area with 2 steps down to the traditional lawn with mature shrubs to border, wooden shed, side access via gate.

Front Garden and Driveway

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

