



Total area: approx. 85.6 sq. metres (920.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Millfield Close | Orpington | BR5

Offers in excess of £400,000

- Spacious family home
- Railway Station & Nugent shopping
- Large through lounge/diner
- Modern fitted bathroom
- Convenient location
- 3 spacious bedrooms
- Modern fitted kitchen
- Excellent gardens



A VERY SPACIOUS FAMILY HOME IN EXCELLENT CONDITION. We are pleased to offer this end terrace family home situated in a very convenient location being with a couple of minutes' walk to St Mary's Cray Station with its truly excellent commuter service into London and also a short walk to Nugent shopping centre. The home provides spacious and bright accommodation for a young family comprising of an bright and welcoming entrance hall leading to a bright lounge dining room and an exquisite fully fitted modern kitchen. The first floor is equally stunning with a bright landing leading to 3 truly spacious bedrooms and a modern fitted bathroom. The rear garden is well designed, stocked and maintained which will give its new owners ample opportunity to both entertain in the summer months but also with the children having ample room to play. To the front of the property there is a paved private parking area with ample space for 2 vehicles. This remarkable home is double glazed and has a newly installed boiler and is offered in excellent condition and we therefore recommend your earliest attention.

Offers in excess of £400,000 Freehold



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Entrance hall

13'5" x 6'3" (4.10m x 1.90m)

Double glazed resin front door, double glazed window to side, staircase to first floor with meter and storage cupboards under, coves ceiling, radiator and laminated wood flooring.

Lounge/diner

23'10" x 12'11" (7.26m x 3.93m narrowing to 2.71m)

Double glazed window to the front and double-glazed patio doors to the rear garden, fireplace housing a display electric fire, coved ceiling, wall lights and wood effect laminated flooring and radiators. the lounge area is wide and spacious and the dining area is excellent sized and adjacent to the kitchen.

Kitchen

10'0" x 9'11" (3.06m x 3.03m)

Double glazed window to the rear and double-glazed door to the side garden, stainless steel sink unit with swan neck extendable tap, cupboards under, a comprehensive range of modern wall and base units, display cabinet and drawers, extensive working surfaces with splash back tiling, integrated washing machine, dishwasher, oven and hob with hood over, newly installed wall mounted Vaillant boiler which is a concealed cupboard, space for an upright fridge freezer, wood effect laminated flooring.

Landing

Double glazed window to the side flooding the house with light, access to insulated loft with a drop-down ladder, fitted carpets and radiator.

Bedroom 1

13'5" x 10'0" (4.10m x 3.05m)

Double glazed window to the front, dressing alcove in original chimney breast, space for free standing wardrobes, fitted carpets and radiator,

Bedroom 2

11'3" x 9'11" (3.42m x 3.03m)

Double glazed window to rear, space for free standing wardrobes, fitted carpets and radiator,

Bedroom 3

10'5" x 9'0" (3.17m x 2.75m)

Double glazed window to front, built in wardrobes, radiator and fitted carpets,

Bathroom

7'8" x 5'7" (2.34m x 1.69m)

2 Double glazed frosted windows to the rear, part tiled walls, panelled bath with mixer tap and shower extension, glass shower screen, low level WC, wash hand basin in vanity unit, chrome heated towel rail, wood effect vinyl flooring, extractor fan.

Rear garden

Excellent family sized garden and being a corner plot with gardens to the rear and side, excellent patio area, traditional lawn, flower beds and borders with mature shrubs, side access via gates, light and water tap, shed

Driveway

Private driveway with ample space for 2 cars.

Kenton

