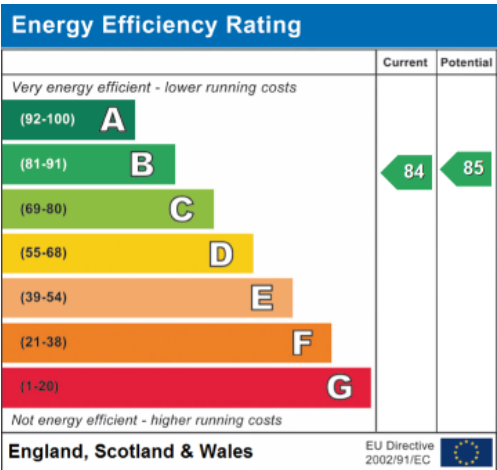


Total area: approx. 133.9 sq. metres (1441.4 sq. feet)



Cygnets Close | Orpington | BR5

£585,000



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.

- Modern-built
- 3 bath/shower rooms + ground floor W.C
- Modern open-plan kitchen/dining space
- South-facing garden + driveway
- 4 bedrooms
- Stylish & contemporary presentation
- Master suite with walk-in wardrobes
- Station, schools & amenities nearby



Kenton are delighted to present this modern-built 4 bedroom & 3 bath/shower room (+ ground floor W.C) end-of terrace house, presented in stylish and contemporary fashion throughout and conveniently-located for; transport links, popular schools and general amenities. Built in 2014 (and owned by our clients since new), resultantly you will find a property that will in theory require very little to no-maintenance for the next prospective owners, for the foreseeable. Notably, the property has also since been extended to the side to create the coveted modern open-plan kitchen/dining room, with the original loft space having also been converted into a second floor to feature a master suite. To the ground floor, you will find; an ample-sized and double-aspect living room, said open-plan kitchen dining room (which boasts; luxury units, central island, quartz work surfaces and integrated appliances and is also double aspect as well as having velux windows) and a sizeable W.C (that handily has ample space for a tumble dryer, for instance). The first floor comprises three bedrooms, one of which features both an en-suite shower room as well as built-in wardrobes, in addition to the family bathroom. As aforementioned, our clients have also had the original loft space converted during their ownership to facilitate a master suite, featuring a double bedroom as well as ever-desired walk-in wardrobe space and complete with an en-suite shower room. Externally, the garden boasts a southerly orientation, and is ideally-sized for prospective buyers whom are seeking a low/no maintenance rear garden. Nonetheless, the garden is attractive featuring both patio and traditional lawn areas. Furthermore, to the front you will find a driveway facilitating off-street parking for multiple vehicles. Also worthy of mention are the solar panels that have been fitted, with these naturally enhancing the energy efficiency of the property, reflected in its "B" EPC rating. St. Mary Cray Station is a mere less than half a mile away, providing direct and frequent services into central London. Additionally, the incredibly popular Nugent Shopping Park is also within very close proximity, featuring a range of well-known retailers and eateries. Orpington High Street itself and its extensive range of; restaurants, bars, leisure facilities and handy shops is also just a short drive or bus ride away. Furthermore, some of Orpington's more reputable and popular schools are also nearby, namely the currently-rated Ofsted "good" (respectively) Poverest Primary School and Grays Farm Primary Academy, as well as the currently-rated Ofsted "outstanding" Riverside School.

£585,000



Cygnet Close | Orpington | BR5



Hallway

Composite front door with double glazed frosted porthole window, coved ceiling, inset spotlighting, staircase to first floor, radiator, wooden flooring.

Living Room

15'6" x 11'6" (4.73m x 3.50m)
Double glazed window to front, double glazed windows to side, coved ceiling, built-in storage cupboard, radiator, wooden flooring.

Open-Plan Kitchen/Dining Room

22'1" x 15'1" (6.73m x 4.60m)
Double glazed window to side, double glazed UPVC doors to side (leading to garden), double glazed window to front, double glazed velux windows, inset spotlighting, range of matching wall and base units (including display cabinets) with cupboards and drawers, quartz work surfaces with splashback tiling, central island with quartz work surfaces and matching base units, stainless steel sink unit, integrated oven and grill, integrated 4-ring gas hob with fitted extractor hood over, integrated fridge-freezer, integrated dishwasher, integrated washing machine, radiators, tiled flooring.

W.C

5'8" x 4'9" (1.73m x 1.46m)
Inset spotlighting, low level W.C, wash hand basin in vanity unit with splashback tiling, space for tumble dryer, extractor fan, towel rail, radiator, tiled flooring.

Landing

Inset spotlighting, coved ceiling, staircase to second floor, fitted carpet.

Bedroom 2

11'7" maximum x 11'10" (3.52m maximum x 3.61m)
Double glazed window to front, double glazed window to side, coved ceiling, built-in wardrobes with sliding mirrored doors, built-in storage cupboard (housing "megaflo" water cylinder), radiator, wooden flooring.
Door to;

En-Suite 2

11'5" x 3'3" (3.49m x 0.99m)
Double glazed frosted window to side, inset spotlighting, low level W.C, walk-in shower cubicle, wash hand basin in vanity unit, extractor fan, towel rail, radiator, tiled flooring.

Bedroom 3

7'7" x 10'11" (2.30m x 3.34m)
Double glazed window to side, coved ceiling, radiator, fitted carpet.

Bedroom 4

7'7" x 12'1" (2.32m x 3.68m)
Double glazed window to front, double glazed window to side, coved ceiling, radiator, fitted carpet.

Bathroom

7'3" x 6'1" (2.21m x 1.86m)
Double glazed frosted window to front, inset spotlighting, half-tiled walls, panelled bath with shower extension, low level W.C and wash hand basin in vanity unit, towel rail, radiator, tiled flooring.

Landing 2

Double glazed velux window, inset spotlighting, built-in storage cupboard, access to eaves storage space, fitted carpet.

Bedroom 1

11'6" x 10'5" (3.50m x 3.17m)
Double glazed velux windows, access to eaves storage space, radiator, fitted carpet.

Walk-In Wardrobe Area

5'2" x 4'3" (1.57m x 1.30m)
Frosted porthole window, inset spotlighting, "his and hers" built-in wardrobes, fitted carpet.

En-Suite 1

4'2" x 8'4" (1.28m x 2.54m)
Double glazed velux window, inset spotlighting, low level W.C, walk-in shower cubicle with tiled surround, wash hand basin in vanity unit with splashback tiling, shaving point, extractor fan, chrome heated towel rail, tiled flooring.

Garden

Approximately 20ft in length x 20ft in width
South-facing and featuring; patio areas, traditional lawn area, wooden storage shed, water tap, light, rear access via gate.

Front

Driveway facilitating off-street parking for multiple vehicles, solar panels, mature trees and shrubs, flowerbeds, light.

