



Chorley Wood Crescent | St Pauls Cray, Kent, BR5 2SD

 3  1  1 **Guide Price £425,000 - £450,000** **Freehold**

ROBINSON-JACKSON 
Our service will **move** you

Chorley Wood Crescent

St Pauls Cray

An opportunity to purchase this well presented & stylish two/three bedroom end of terrace house close to amenities. The property enjoys a corner position with fantastic potential to extend (STPP).

Property Features

- Central Heating & Double Glazing
- Large Frontage
- Modern & Stylish Decor
- Stunning Kitchen/Breakfast Room
- Off Road Parking For Numerous Cars
- Close To Station & Shops
- Council Tax: D
- EPC Rating: D



Interior

Entrance Hall: Double glazed door to front. Double glazed window to side. Laminate flooring.

Lounge: 5.64m x 3.7m (18'6" x 12'2") (Maximum dimensions). Double glazed window to front, stairs to first floor with understairs storage cupboard, Fireplace. Radiator and fitted carpet.

Kitchen/Breakfast Room: 5.64m x 2.54m (18'6" x 8'4") Fitted with a modern range of wall and base units with complimentary work surfaces. Integrated oven, gas hob and extractor canopy. Built in fridge and freezer. Space for dishwasher. Radiator. Double glazed window to front. Attractive tiled flooring.

Bedroom 3/Additional Reception: 5.38m x 2.92m (17'8" x 9'7") (Ground Floor) (Maximum dimensions). Double glazed window to front, radiator and fitted carpet. Access to:-

Storage/Utility Area: With space for washing machine.

Bedroom 1: 5.49m x 3.2m (18' x 10'6") Two double glazed windows to front, fitted wardrobes, radiator and fitted carpet.

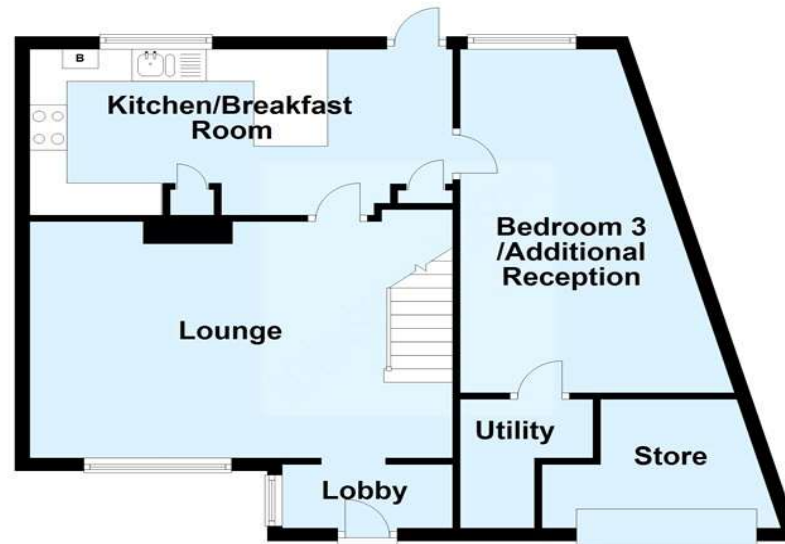
Landing: Airing cupboard and fitted carpet.

Bedroom 2: 3.48m x 2.97m (11'5" x 9'9") Double glazed window to rear, built in cupboard, radiator and fitted carpet.

Family Bathroom: Fitted with a three piece suite with contrasting chrome fittings and comprising a panelled bath, wash hand basin and wc. Heated towel rail. Double glazed windows to rear.

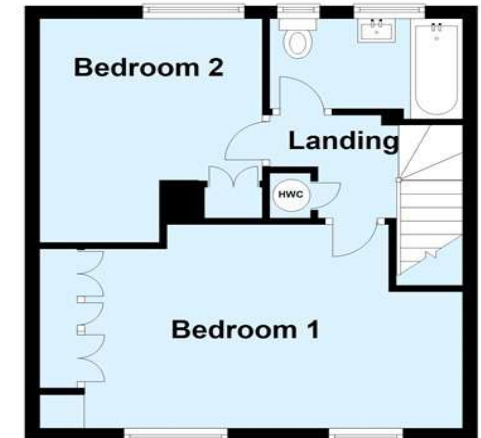
Ground Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.2 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Exterior

Rear Garden: Laid to lawn with a patio area.

Large Private Driveway: With private gates and providing off road parking for several cars

Please note that the garage is no longer suitable for a vehicle as it has been converted.

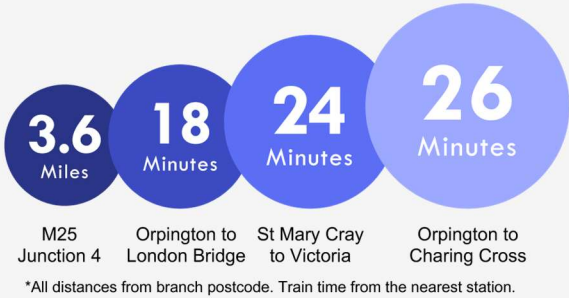
Additional Information

The property is conveniently situated for a range of local amenities including St Mary Cray Station, bus routes and local Schools.

Please Note: Some properties in this road are of concrete construction so please check with your mortgage provider on lending criteria.

Property Location

Chorley Wood Crescent, St Pauls Cray, Kent, BR5 2SD



**FOR MORE INFORMATION
CONTACT US TODAY.**

01689 833322
Robinson Jackson
292 High Street,
Orpington,
Kent BR6 0NF
orpington@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.