



Broom Avenue | St Pauls Cray, Kent, BR5 3BU



Guide Price £425,000 - £460,000

Freehold

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Broom Avenue, St Pauls Cray

Internal viewing is essential to fully appreciate the calibre of this truly stunning three bedroom semi detached house. The property is situated conveniently for St Mary Cray Station & local shops.

Property Features

- Wealth Of Quality Fittings
- Modern & Stylish Decor
- Stunning Throughout
- 18ft Kitchen/Diner
- Driveway & Garage
- Close To Amenities
- Chain Free
- Council Tax: C
- EPC Rating: D



Interior

Entrance Hall: Double glazed composite door to front. Stairs to first floor, radiator and porcelain tiled flooring.

Lounge: 3.76m x 3.68m (12'4" x 12'1") Double glazed window to front, feature fireplace with gas flame living fire, radiator and varnished floorboards.

Kitchen/Dining Room: 5.6m x 2.51m (18'4" x 8'3") Fitted with a modern range of wall and base units with work surfaces. Integrated oven, gas hob and extractor fan. Space for under counter fridge and freezer. Sink unit & drainer. Space for table & chairs. Understairs storage cupboard. Double glazed window to rear. Stable door to side.

Landing: Double glazed window to side, built in display unit and porcelain tiled flooring.

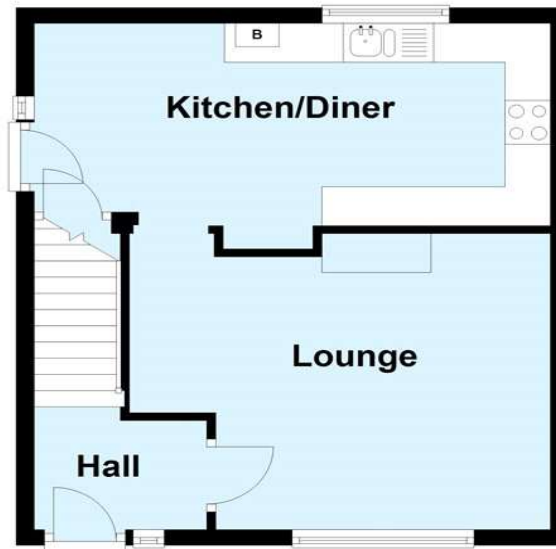
Bedroom 1: 3.56m x 3.2m (11'8" x 10'6") Double glazed window to front, fitted wardrobes, radiator and fitted carpet.

Bedroom 2: 3.48m x 2.95m (11'5" x 9'8") (Maximum dimensions). Double glazed window to rear, built in storage, radiator and fitted carpet.

Bedroom 3: 2.08m x 2.06m (6'10" x 6'9") Double glazed window to front, built in wardrobe, radiator and wood laminate flooring.

Family Bathroom: Fitted with a modern three piece suite with contrasting chrome fittings comprising a panelled bath, glass shower screen, wash hand basin set in vanity unit and wc with concealed cistern. Heated towel rail. Double glazed opaque windows to rear. Attractive tiled walls and flooring.

Ground Floor
Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

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





Exterior

Rear Garden: Measuring approximately 65ft in length and mainly laid to lawn with a patio area.

Front Driveway:

Shared Drive: Leading to:-

Detached Garage: With doors opening to the side.

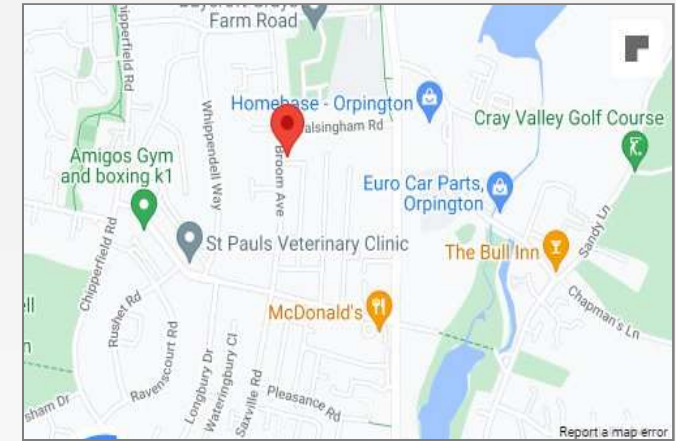
Additional Information

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

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

Property Location

Broom Avenue, St Pauls Cray, Kent, BR5 3BU



FOR MORE INFORMATION
CONTACT US TODAY.

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