



Francis Road | St Pauls Cray, Kent, BR5 3LZ



£500,000 Freehold

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Francis Road

St Pauls Cray

An opportunity to purchase this superb four bedroom, two bathroom semi detached house that benefits from a loft conversion. The property is well presented & enjoys many pleasing features.

Property Features

- Modern & Stylish Decor
- Wealth Of Quality Fittings
- Spacious Kitchen/Diner
- Ground Floor Shower Room
- Bedroom1 Has A Juliet Balcony
- En-Suite Shower Room
- Off Road Parking
- Large Outbuilding
- Council Tax: D
- EPC Rating: E



Interior

Entrance Hall: Upvc door and double glazed window.

Ground Floor Shower Room: Fitted with a full width walk in shower cubicle, wash hand basin and wc with concealed cistern. Heated towel rail. Double glazed opaque window.

Lounge: 4.67m x 3.43m (15'4" x 11'3") Double glazed half bay window to front and double glazed window to side. Radiator and attractive laminate flooring.

Kitchen/Dining Room: 4.45m x 2.82m (14'7" x 9'3") Fitted with a matching range of wall and base units with work surfaces, butler sink with mixer tap. Integrated Bosh oven, induction hob and extractor fan. Built in Bosch dishwasher. Space for washing machine. Space for table & chairs. Double glazed sliding patio door opening onto the rear garden.

First Floor Landing. Glass balustrade. Fitted carpet.

Bedroom 2: 4.65m x 2.5m (15'3" x 8'2") Double glazed half bay window to front, radiator and attractive laminate flooring.

Bedroom 3: 4.34m x 2.74m (14'3" x 9') Double glazed window to rear, radiator and attractive laminate flooring.

Bedroom 4: 2.5m x 1.83m (8'2" x 6') (Currently being used as a dressing room). Double glazed window to rear, radiator and attractive laminate flooring.

Second Floor Landing: Glass balustrade. Fitted carpet. Eaves storage.

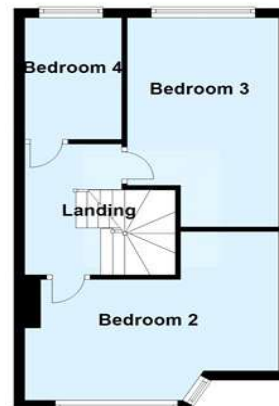
Bedroom 1: 4.5m x 3.5m (14'9" x 11'6") Double glazed sliding door opening onto a frameless glass Juliet balcony. Designer radiator and attractive laminate flooring. Access to:-

En-Suite Shower Room: Fitted with a walk in shower cubicle, wash hand basin and wc with concealed cistern. Velux window. Chrome heated towel rail.

Ground Floor
Approx. 37.5 sq. metres (403.8 sq. feet)



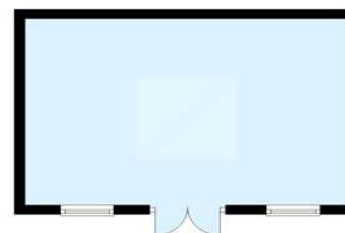
First Floor
Approx. 37.6 sq. metres (404.4 sq. feet)



Second Floor
Approx. 25.3 sq. metres (272.4 sq. feet)



Outbuilding
Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 124.4 sq. metres (1338.6 sq. feet)

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





Exterior

Driveway To Front: Providing off road parking.

Rear Garden: Laid to lawn with various shrubs and a patio area.

Large Outbuilding: 19'4 x 12'9: Currently being used as a Gym.

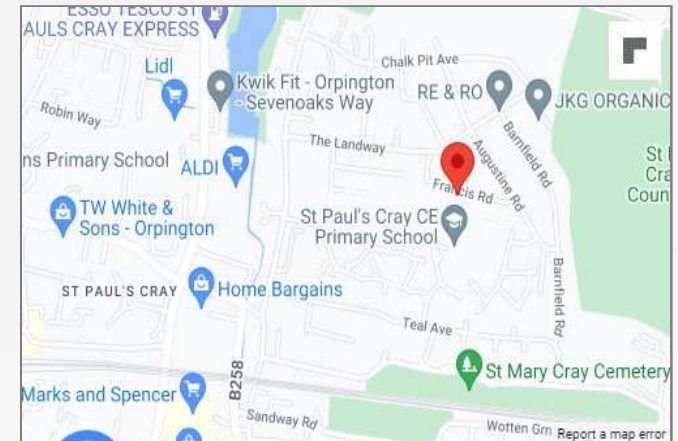
French doors to front. Power & lighting.

Additional Information

Francis Road is conveniently situated for a range of local amenities including Nugent Park Shopping Centre and St Mary Cray Station. The property is also only a short drive to Orpington High Street and Station.

Property Location

Francis Road, St Pauls Cray, Kent, BR5 3LZ



**FOR MORE INFORMATION
CONTACT US TODAY.**

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