



Broomwood Road | St Pauls Cray, Kent, BR5 2JH



Guide Price £550,000 - £575,000

Freehold

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

## **Broomwood Road,** St Pauls Cray

A superb three bedroom, two bathroom & study semi detached house situated conveniently for St Mary Cray Station, The property has a Conservatory & loft conversion offering spacious accommodation.

### **Property Features**

- Three Floors Of Accommodation
- Modern & Stylish Decor
- Well Presented
- Stunning Fitted Kitchen
- Family Bathroom & Separate Shower Room
- Study & Utility Area
- Large Front Driveway
- Close To Station & Shops
- Council Tax: E
- EPC Rating: C



## Interior

**Entrance Hall:** Double glazed composite door to front with double glazed side panels. Stairs to first floor. Radiator and Solid Oak flooring.

**Lounge/Dining Area:** 7.34m x 3.5m (24'1" x 11'6") (Narrowing to 9'6"). Double glazed window to front. Radiator and Solid Oak flooring. Opening into:-

**Conservatory:** 2.92m x 2.67m (9'7" x 8'9") Double glazed with French doors opening onto the rear garden. Solid Oak flooring.

**Kitchen:** 4.04m x 2.4m (13'3" x 7'10") Fitted with contemporary high gloss in white Gloss range wall and base units with Granite style work surfaces. Integrated Bosch oven, Siemens Induction hob with a unique quality extractor. Two drawer fridge and separate built in freezer and dishwasher. Pelmet lighting. LED skirting lighting. Solid Oak underfloor heating. Double glazed window to rear.

**Utility Area:** 5.92m x 1.93m (19'5" x 6'4") Double glazed window and double glazed door to the rear. Radiator. Solid Oak underfloor heating.

**First floor Landing:** Double glazed window to side, airing cupboard and fitted carpet. Stairs to second floor.

**Bedroom 2:** 3.96m x 3.28m (13' x 10'9") Double glazed window to front. Radiator and fitted carpet.

**Bedroom 3:** 3.3m x 3.25m (10'10" x 10'8") Double glazed window to rear. Radiator and fitted carpet.

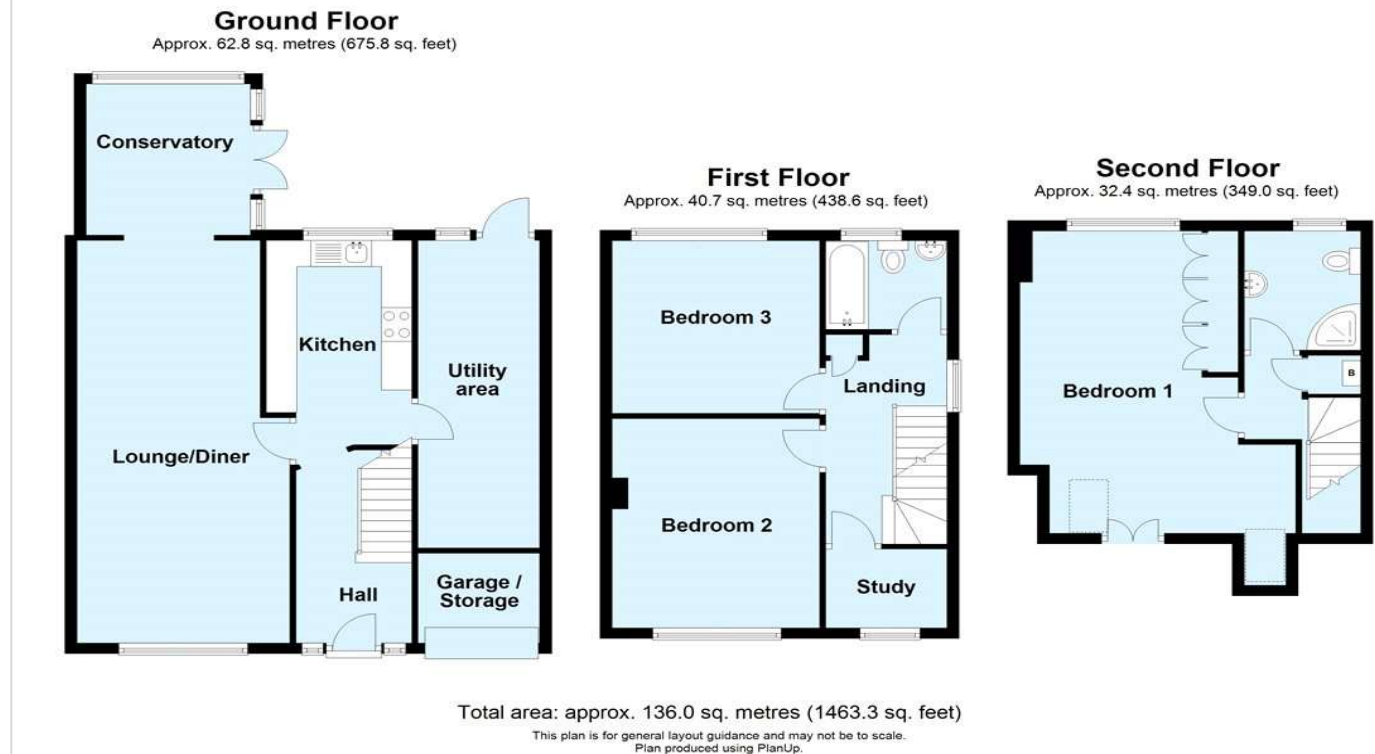
**Study:** 2.06m x 1.42m (6'9" x 4'8") Double glazed window to front. Radiator and fitted carpet.

**Family Bathroom:** Fitted with a three piece suite with contrasting chrome fittings comprising panelled bath with Aqualisa shower, pedestal wash hand basin and wc. Heated towel rail, tiled walls and flooring and double glazed opaque window to rear.

**Second Floor Landing:** Double glazed window to side, further airing cupboard and fitted carpet.

**Bedroom 1:** 4.98m x 3.56m (16'4" x 11'8") Dual aspect with double glazed windows to rear and Velux windows to front. Fitted wardrobes. Radiator. Eaves storage and fitted carpet.

**Shower Room:** Fitted with a three piece suite comprising Aqualisa walk in shower cubicle, wash hand basin and wc. Heated towel rail. Attractive tiled flooring. Double glazed opaque window to rear.





## Exterior

Rear Garden: Approx 38ft. Mainly laid to lawn with a wood decked patio area.

Large Front Driveway: Providing off road parking. Leading to:-

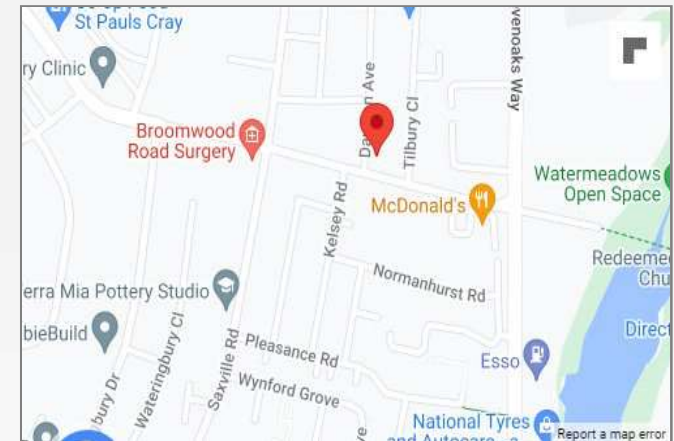
Garage: Not suitable for vehicular access and currently used for storage. Powered roller door. Power and lighting.

## Additional Information

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

## Property Location

Broomwood Road, St Pauls Cray, Kent, BR5 2JH



**FOR MORE INFORMATION  
CONTACT US TODAY.**

01689 833322

Robinson Jackson  
292 High Street,  
Orpington,  
Kent BR6 0NF

[orpington@robinson-jackson.com](mailto:orpington@robinson-jackson.com)

