

Augustine Road | St Paul's Cray, Kent, BR5 3JZ



£350,000 Freehold



# Augustine Road, St Paul's Cray

An opportunity to purchase this well presented two bedroom semi-detached bungalow. The property is situated conveniently for St Mary Cray Station and Nugent Park Shopping Centre

# **Property Features**

- Council Tax: C
- EPC Rating: D
- Central Heating
- Double Glazing
- Front & Rear Gardens
- Four Piece Bathroom
- Close To Amenities
- Potential to Extend (STTP)









#### Interior

**Entrance Hall:** Double Glazed opaque door to side. Radiator and wood laminate flooring.

**Lounge/Dining Room:** 4.27m x 3.5m (14' x 11'6") Double glazed sliding patio door opening onto rear garden. Radiator and wood laminate flooring.

**Kitchen:** 2.44m x 2.3m (8' x 7'7") Fitted with a matching range of wall and base units with contrasting work surfaces. Free standing cooker. Plumbed for dishwasher. Stainless steel sink unit with mixer tap & drainer. Wood laminate flooring. Tiled walls. Double glazed window to rear. Double glazed door leading to-

**Lean To:** Windows and door to rear garden. Plumbed for washing machine.

**Bedroom 1:** 4.2m x 3.5m (13'9" x 11'6") Double glazed windows to front. Radiator and wood laminate flooring.

**Bedroom 2:** 2.46m x 2.3m (8'1" x 7'7") Double glazed windows to front. Radiator and wood laminate flooring.

**Bathroom:** Fitted with a matching four piece suite in white with contrasting chrome fittings comprising panelled bath, walk in corner shower cubicle, pedestal wash hand basin and wc with push button cistern. Heated towel rail. Tiled walls. Double glazed opaque window to side.

#### **Ground Floor**

Approx. 50.5 sq. metres (543.0 sq. feet)



Plan produced using PlanUp.





#### **Property Location**

Augustine Road, St Paul's Cray, Kent, BR5 3JZ





### Exterior

Rear Garden: Laid to lawn with an attractive patio area.

Front Garden: Laid to lawn.

## **Additional Information**

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

### FOR MORE INFORMATION CONTACT US TODAY.

#### 01689 833322

Robinson Jackson 292 High Street, Orpington, Kent BR6 ONF

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.