



Silverdale Road, St. Pauls Cray

£ 275,000



- Close to St Mary Cray Station
- End of terrace two bedroom house
- Close to local amenities

- Front and rear garden
- Off street parking
- Lounge, kitchen and family bathroom

**IMPORTANT NOTE TO PURCHASERS:** xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Situated within walking distance of St Mary Cray station and the Nugent shopping centre is this 2 bedroom end of terrace house situated in St Pauls Cray. The property comprises of a through lounge, fitted kitchen area, two bedrooms, upstairs bathroom, garden to rear with off street parking to the front. The house also benefits from gas fired central heating and double glazing. Call us today for an appointment to view.

**Reception Room** 21'0" x 12'0" (6.40m x 3.66m)

Double glazed window to front, two double radiators, carpet, archway to:

**Kitchen** 9'9" x 8'6" (2.97m x 2.59m)

Double glazed window to rear. Single drainer sink unit set in a range of matching light wood effect wall and base units with work surfaces over, wooden door to side, plumbing for washing machine, gas fired boiler for central heating.

**Landing**

Carpet

**Bedroom One** 11'10" x 11'0" (3.61m x 3.35m)

Double glazed window to front, radiator, access to loft, carpet.

**Bedroom Two** 9'1" x 6'0" (2.77m x 1.83m)

Double glazed window to rear, radiator.

**Bathroom**

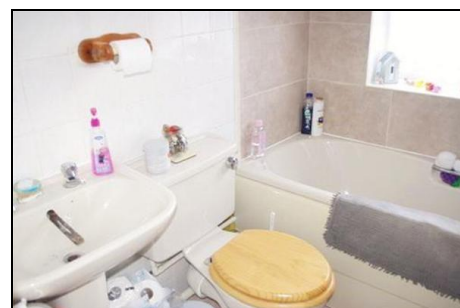
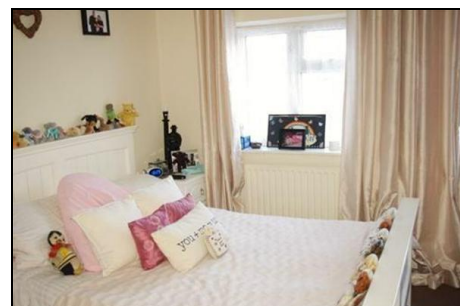
Frosted double glazed window. Panelled bath with shower attachment, low flush wc, radiator.

**Rear Garden**

Side access, patio area, mainly laid to lawn.

**Front Garden**

Off street parking to front.



**Energy Performance Certificate**

