



Paulinus Close, Orpington

£ 345,000



- Extended semi - detached bungalow in quiet close
- Newly refurbished!
- Within easy reach of Orpington town centre and all its amenities
- Large open plan lounge/new fitted kitchen
- Double glazing and gas fired central heating
- Off street parking
- Three bedrooms 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.

We are delighted to offer this spacious extended and recently refurbished three bedroom semi-detached bungalow situated in a quiet close, conveniently positioned for the Nugent shopping centre, St Mary Cray station and within easy reach of Orpington town centre and all its amenities. This newly decorated home comprises of three bedrooms, newly fitted kitchen which is complimented by a large open plan lounge, utility room and family bathroom. Further benefits include gas fired central heating and double glazing throughout. The bungalow is situated on a sizable plot that offers plenty of off street parking and good size rear garden. Ideal as family home or a convenient property to retire. We feel that this property will extremely popular due to the location. Internal viewing is highly recommended to appreciate what this property has to offer.

Entrance Hall

Enclosed door, double glazed door to:

Lounge Area 27'0" x 16'0" (8.23m x 4.88m)

Double glazed window to front and rear, opening to:

Kitchen Area

Double glazed window. A range of matching white wall and base units with work surfaces over, sink unit with mixer tap inset, gas hob with built in oven under and extractor over. Part tiled walls.

Utility Room

Frosted double glazed window. Matching units with work surface over and sink with mixer tap and single drainer inset. Plumbing for washing machine.

Bedroom One 14'0" x 11'6" (4.27m x 3.51m)

Double glazed window to front, coved ceiling, carpet and radiator.

Bedroom Two 14'0" x 11'4" (4.27m x 3.45m)

Double glazed window and door to rear garden. Radiator and carpet

Bedroom Three 8'0" x 7'6" (2.44m x 2.29m)

Double glazed bay window to front. Carpet and radiator.

Bathroom

Double glazed frosted window to rear. Three piece suite comprising of panelled bath with shower attachment, low flush WC and pedestal wash hand basin. Tiled walls and heated towel rail. Gas fired boiler for central heating.

Front Garden

Lawn to front with flower beds

Off Street Parking

Off street parking for two cars

Rear Garden

Two courtyard style areas.



Energy Performance Certificate

