



20 Frinstead Grove

£ 340,000



- Three bedroom terrace house
- Conveniently positioned for the Nugent shopping centre and St Mary Cray station
- Downstairs toilet and family bathroom
- 13'9 Kitchen/Dining Room
- Off Street Parking and Garage
- 16'5 Reception

**DON'T MISS OUT** on this opportunity to purchase a well presented three bedroom terrace house, conveniently positioned for the Nugent shopping centre, St Mary Cray station and within easy reach of Orpington town centre and all its amenities. With the property comprising of ground floor cloakroom, 13'9 fitted kitchen/dining room, 16'11 x 14'5 reception room with recess for study area, three bedrooms, good size three piece bathroom suite, rear garden with decked area and lawn, off street parking to front and own garage. Additional benefits including double glazing through out and gas fired central heating. We highly recommend your internal viewing to fully appreciate what this property has to offer.

**Entrance Hall**

UPVC front door, large under stairs storage recess area, laminate flooring. Door to:

**Downstairs Cloakroom**

Low level WC, corner wash hand basin, heated towel rail, full tiling to walls and floor.

**Fitted Kitchen/ Dining Room 13'9" x 11'9" (4.19m x 3.58m)**

Double glazed window to front. Fitted kitchen comprising a range of matching wall and base units with work tops over, stainless steel sink unit with single bowl, gas hob with built in electric over under and extractor hood over, space and plumbing for washing machine and space for fridge/freezer. Cupboard housing Worcester boiler. Laminate floor, radiator and spot lights.

**Reception Room 16'11" x 14'5" (5.16m x 4.39m)**

Double glazed patio doors to rear. Under stairs recess area for desk with shelving. Radiator, laminate floor and spot lights.

**Landing**

Carpet, loft access.

**Bedroom One 12'9" x 10'8" (3.89m x 3.25m)**

Double glazed window to front. Carpet and radiator.

**Bedroom Two 13'7" x 10'8" (4.14m x 3.25m)**

Double glazed window to rear. Carpet and radiator.

**Bedroom Three 7'11" x 7'3" (2.41m x 2.21m)**

Double glazed window to rear. Carpet and radiator.

**Bathroom**

Double glazed window to front. Three piece white bathroom suite comprising of tiled enclosed bath with mixer tap and shower over with shower screen, wash hand basin with vanity unit, enclosed cistern low flush WC, heated towel rail. Tiled walls and floors.

**Rear Garden**

Decked patio area, lawned area, two enclosed flower borders.

**Garage**

To the front.

**Off Street Parking**

Gated off street parking to front.



**Energy Performance Certificate**

