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## 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

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. 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

**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.

and spot lights.

**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.

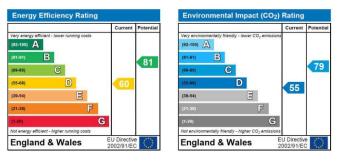
Rear Garden

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**













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