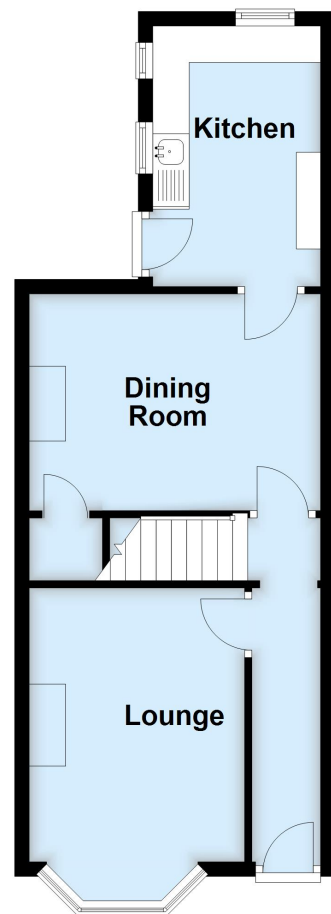
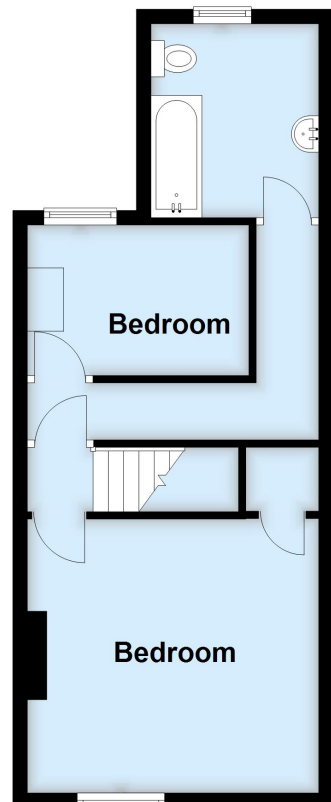


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|   |         | EU Directive 2002/91/EC |

## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

## 288 High Street, St Mary Cray, Orpington, Kent, BR5 4AR £395,000 Freehold

- Two Double Bedrooms
- Summer House
- Upstairs Bathroom
- Spacious Kitchen
- Two Reception Rooms
- Secluded Garden
- Character Property
- Close to Amenities

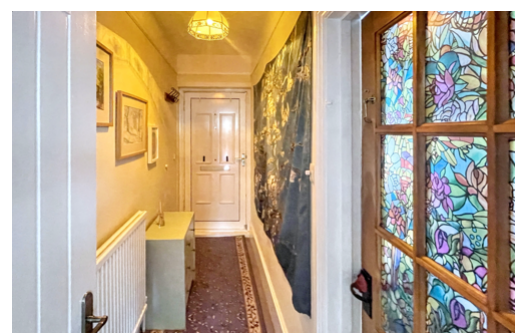


## 288 High Street, St Mary Cray, Orpington, Kent, BR5 4AR

Proctors are delighted to offer this spacious mid terrace Victorian cottage in High Street, St Mary Cray. The property offers two double bedrooms, a spacious first floor bathroom, two spacious reception rooms and a good sized kitchen overlooking the secluded rear garden. The property has retained its character and is close to Nugent shopping park and St Mary Cray mainline station, local schools, local shops and bus routes. Internal viewing comes highly recommended.

### Location

The property is located in St Mary Cray High Street, close to Kent Road. It is conveniently placed for the station, transport links and Nugent shopping park.



### Ground Floor

#### Entrance Hall

Door to front, radiator.

#### Lounge

3.21m x 2.99m (10' 6" x 9' 10")  
Double glazed leaded light window to front, feature fireplace, radiator.

#### Dining Room

4.24m x 4.14m (13' 11" x 13' 7")  
Double glazed leaded light window to rear, radiator, three storage cupboards, one housing the electricity and gas meters.

#### Kitchen

4.75m x 2.41m (15' 7" x 7' 11")  
Double glazed leaded light windows to side and rear, part double glazed leaded light door to side leading to rear garden, range of stylish wall and base units with worktops over, stainless steel sink and drainer, space for cooker with extractor, space for fridge freezer,

plumbed for washing machine, radiator, tiled flooring.

### First Floor

#### Landing

Access to loft.

#### Bedroom One

4.14m x 3.3m (13' 7" x 10' 10")  
Double glazed leaded light window to front, built-in wardrobe.

#### Bedroom Two

2.59m x 2.19m (8' 6" x 7' 2")  
Double glazed leaded light window to rear, fitted wardrobe, shelving, radiator.

#### Bathroom

Double glazed leaded light opaque window to rear, white suite comprising low level WC, hand wash basin on vanity unit, bath with shower fitting and shower screen, tiled effect flooring, part tiled walls, heated towel rail, built-in

airing cupboard.

### Outside

#### Rear Garden

Patio area, lawned area, established border and shrubs with sleepers, outside light, summer house with air conditioning/heating, power and wifi access, garden shed, gate to rear.

#### Frontage

Low maintenance mainly paved with pathway to front door.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : D