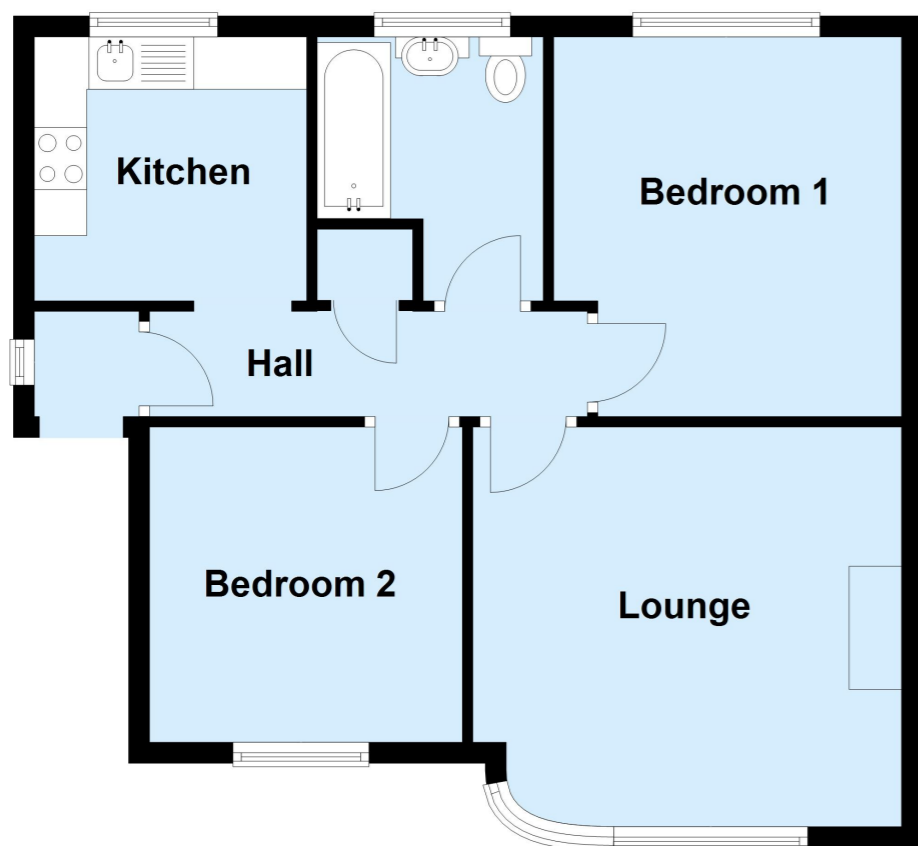


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Ground Floor



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



Viewing by appointment with our Petts Wood Office - 01689 606666

27 Cray Valley Road, Orpington, Kent, BR5 2EY

**£285,000 Leasehold**

- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge
- Close to Nugent Amenities
- Immaculate Maisonette
- Modern Kitchen
- Private Rear Garden
- Nearby Mainline Station

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.  
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## 27 Cray Valley Road, Orpington, Kent, BR5 2EY

This first floor purpose built maisonette is conveniently placed for Nugent shopping park for out of town major stores, Sevenoaks Road retail amenities, nearby St Mary Cray mainline station for the busy commuter. The property comprises two double bedrooms, a spacious lounge, modern kitchen, bathroom with shower and sizeable private rear garden for outdoor space. Benefits include double glazed windows, gas central heating by combination boiler, well presented interior and CHAIN-FREE sale. EXCLUSIVE TO PROCTORS.

### Location

The property is situated within easy walking distance of St Mary Cray mainline station, Nugent Shopping Park and good transport links.



### Entrance Hall

3.58m x 8.7m (11' 9" x 28' 7") Glazed entrance door, built in meter cupboard, access to the spacious loft.

### Lounge

3.89m x 3.87m (12' 9" x 12' 8") (into alcove) Double glazed window to front, radiator, feature fireplace surround, recessed shelves.

### Kitchen

2.49m x 2.40m (8' 2" x 7' 10") Double glazed window to rear, modern wall and base cabinets, built in electric oven, gas hob on work top, wall mounted Vaillant

combination boiler, single sink unit, plumbed for washing machine & dishwasher, recess for fridge freezer, extractor fan.

### Bedroom One

3.63m x 3.44m (12' 0" x 11' 3") Double glazed window to rear, radiator.

### Bedroom Two

3.06m x 2.74m (10' 0" x 9' 0") Double glazed window to front, radiator.

### Bathroom

Double glazed window to rear, white suite comprising bath with built in shower, W.C, hand basin on vanity unit, radiator, tiled walls,

extractor fan.

### OUTSIDE

#### Rear Garden

Laid to lawn, pergola, decked patio, brick built storage room (former war bunker).

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: C

Tenure: Leasehold  
 Lease Term: 125 years from 25th December 1995

Ground Rent: £50.00 first 33 years, £100.00 next 33 years and £200.00 last 33 years

