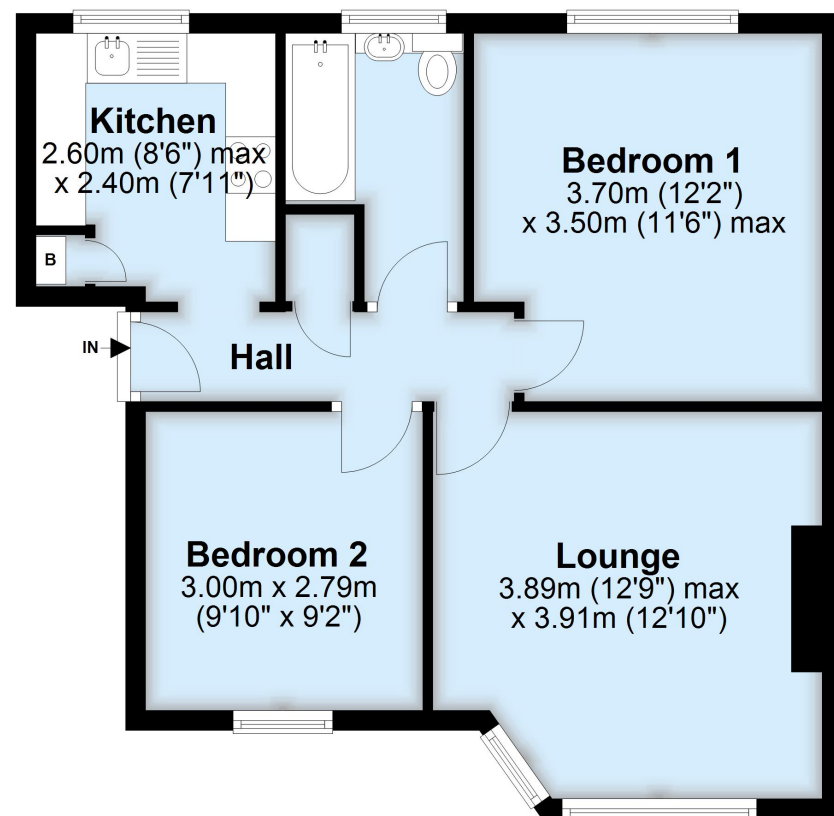


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive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

## Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 sq. feet)

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.  
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Viewing by appointment with our Petts Wood Office - 01689 606666

## 1 Cray Valley Road, Orpington, Kent, BR5 2EY

### Guide Price £325,000 Share of Freehold

- Purpose Built
- Private Gardens
- Spacious Lounge
- Re-Modelled Bathroom
- Ground Floor Maisonette
- Two Double Bedrooms
- Contemporary Kitchen
- Immaculately Presented

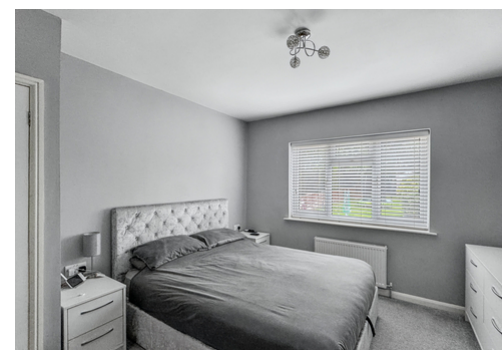
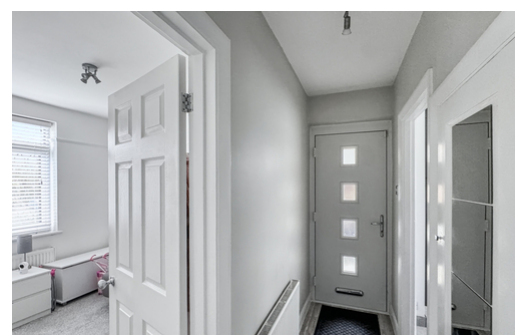


## 1 Cray Valley Road, Orpington, Kent, BR5 2EY

SHARE OF FREEHOLD. This immaculately presented ground floor maisonette features a private rear, side and front garden, located within easy walking distance of transport links, St Mary Cray mainline station, schools, Orpington and Petts Wood amenities, plus a great selection of out of town retail stores. Nugent shopping park is located just a stones throw away, boasting a new M&S food hall, Boots, Next and other shops close to hand. The generous accommodation comprises two double bedrooms, a spacious lounge, contemporary gloss grey kitchen and re-modelled bathroom with shower. Benefits include double glazed windows, central heating by combination boiler, alarm system, kitchen appliances, well decorated interior and outstanding plot size. EXCLUSIVE TO PROCTORS.

### Location

Cray Valley Road is situated within close walking distance of schools, good transport links, out of town retail parks, Nugent Shopping Park and St Mary Cray mainline station.



### Entrance Porch

Covered entrance porch, built-in storage cupboard.

### Entrance Hall

3.70m x 0.88m (12' 2" x 2' 11") Double glazed entrance door to side, radiator, deep storage cupboard housing electrics.

### Lounge

Double glazed window to front, Venetian blinds, feature fireplace surround with gas effect fire, radiator cover.

### Kitchen

Double glazed window to rear, Venetian blinds, range of gloss grey wall and base cabinets, built-in electric oven, induction hob set in work top, splash back to stainless steel extractor hood, recessed fridge freezer, wall mounted combination boiler, washing machine (negotiable) LED pelmet lighting, porcelain tiled floor, part tiled walls, single acrylic sink unit with mixer tap.

### Bedroom One

Double glazed window to rear, Venetian blinds, radiator.

### Bedroom Two

Double glazed window to front, Venetian blinds, radiator.

### Bathroom

Double glazed window to rear, contemporary gloss white furniture, hand basin on vanity unit, back to cabinet W.C, bath with built in shower unit and screen, extractor fan, chrome heated towel rail, ceramic tiled floor and walls.

## OUTSIDE

### Rear Garden

72' 0" (21.95m) approximately. Paved patio area, laid to lawn, established shrubs, garden shed.

### Side Garden

Garden storage shed, area for waste bins, shared pathway, gate to private garden.

### Front Garden

Private front garden, laid to lawn, shared pathway.

## ADDITIONAL INFORMATION

### Tenure

Share of Freehold  
Ground Rent: Peppercorn  
Lease: TBA

### Council Tax

Local Authority: Bromley  
Council Tax Band: C