

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



CRAY VALLEY ROAD  
ORPINGTON  
£1,100



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin  
Estate Agents



Newly refurbished 2 bedroom 1st floor maisonette within walking distance of St Mary Cray mainline station and the Nugent Shopping Centre.

This 2 bedroom first floor property has been newly decorated, with new flooring throughout. With double glazing, new combination boiler, gas central heating, this property also has a private garden to the rear.

Call today to book your viewing at the open house

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CRAY VALLEY ROAD

ORPINGTON

- Walking distance to St Mary Cray Station
- 2 Double Bedrooms
- Private Rear Garden
- Gas Central Heating
- Newly Refurbished
- New Carpets
- Walking distance to local primary schools

