

THOMAS BROWN

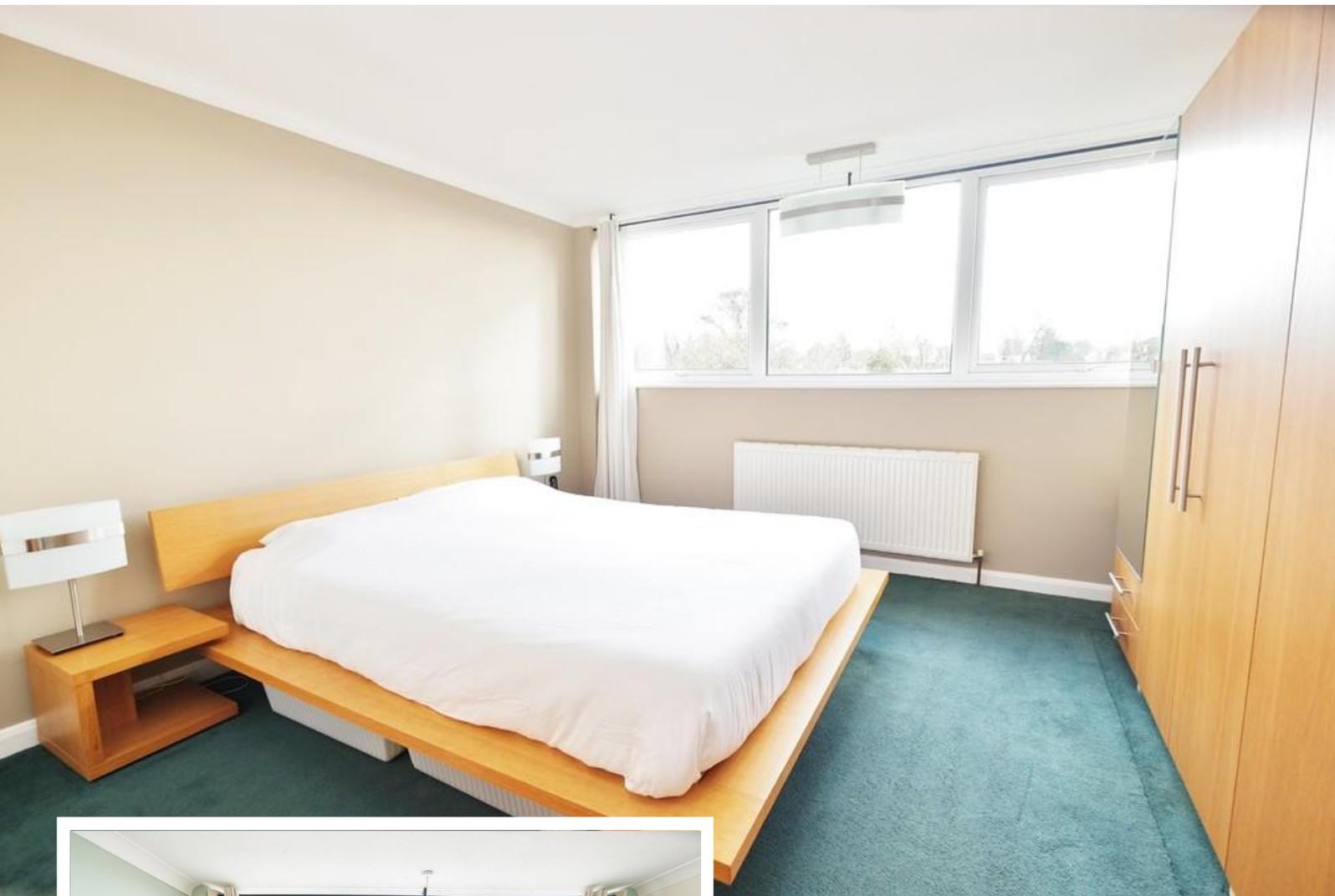
ESTATES



52A Edgewood Drive, Orpington, BR6 6LH **Asking Price: £300,000**

- 2 Double Bedroom Split Level Maisonette
- Walking Distance to Chelsfield Station
- Deceptively Spacious
- Garage En-Bloc





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well presented, two double bedroom split level maisonette boasting a floor space that rivals most 2 bedroom houses, with a garage en-bloc, fantastic views over local playing fields and walking distance to Chelsfield Station. The property comprises: communal stairway, private entrance hallway, kitchen and a large lounge with floor to ceiling windows offering views of the playing fields to the rear. There are stairs leading to two double bedrooms and a family bathroom. Externally there are well kept communal gardens, a garage en-bloc, and ample on road parking. The property is very well located for many sought after schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Other benefits include a central heating system and double glazing. Please call Thomas Brown Estates to arrange an appointment to view the accommodation on offer.



ENTRANCE HALL

Double glazed door and panel to front, understairs storage, laminate flooring, radiator.

LOUNGE

18' 10" x 12' 5" (5.74m x 3.78m) (plus recess 2' 10 x 1' 10) Double glazed windows and panel to rear, carpet, radiator.

KITCHEN

10' 3" x 6' 2" (3.12m x 1.88m) Range of matching wall and base units with worktops over, stainless steel sink with mixer taps, integrated oven, integrated hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, double glazed window to front, Travertine tiled walls, laminate flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 5" x 11' 10" (3.78m x 3.61m) Built in storage, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 5" x 10' 7" (3.78m x 3.23m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, tiled walls, vinyl flooring, extractor fan, heated towel rail.

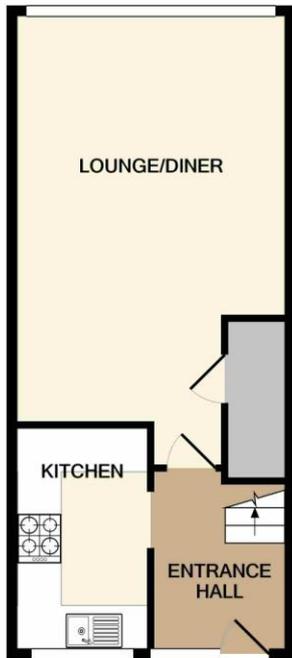
OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

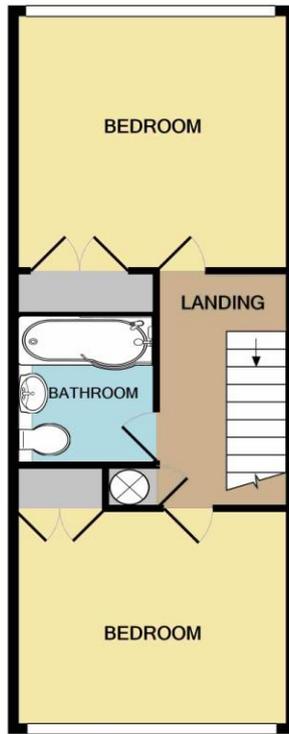
GARAGE EN-BLOC

LEASEHOLD

132 years remaining.



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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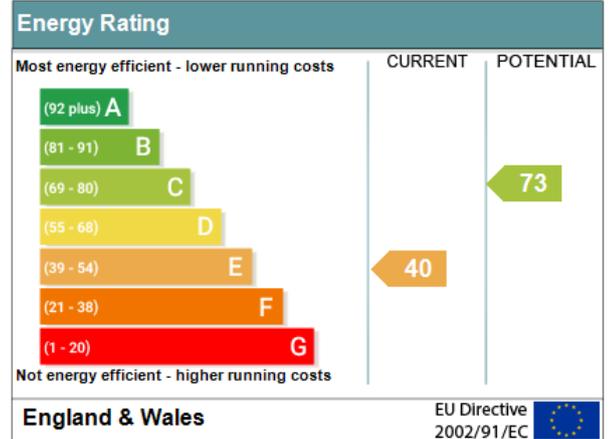
Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Leasehold

Address: 52A EDGEWOOD DRIVE, ORPINGTON, ORPINGTON, BR6 6...
RRN: 5439-8827-1000-0334-4222



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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