

THOMAS BROWN

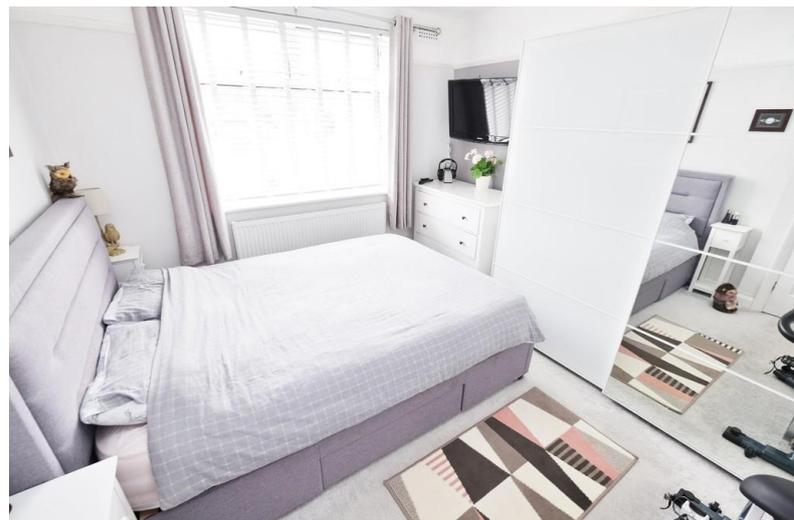
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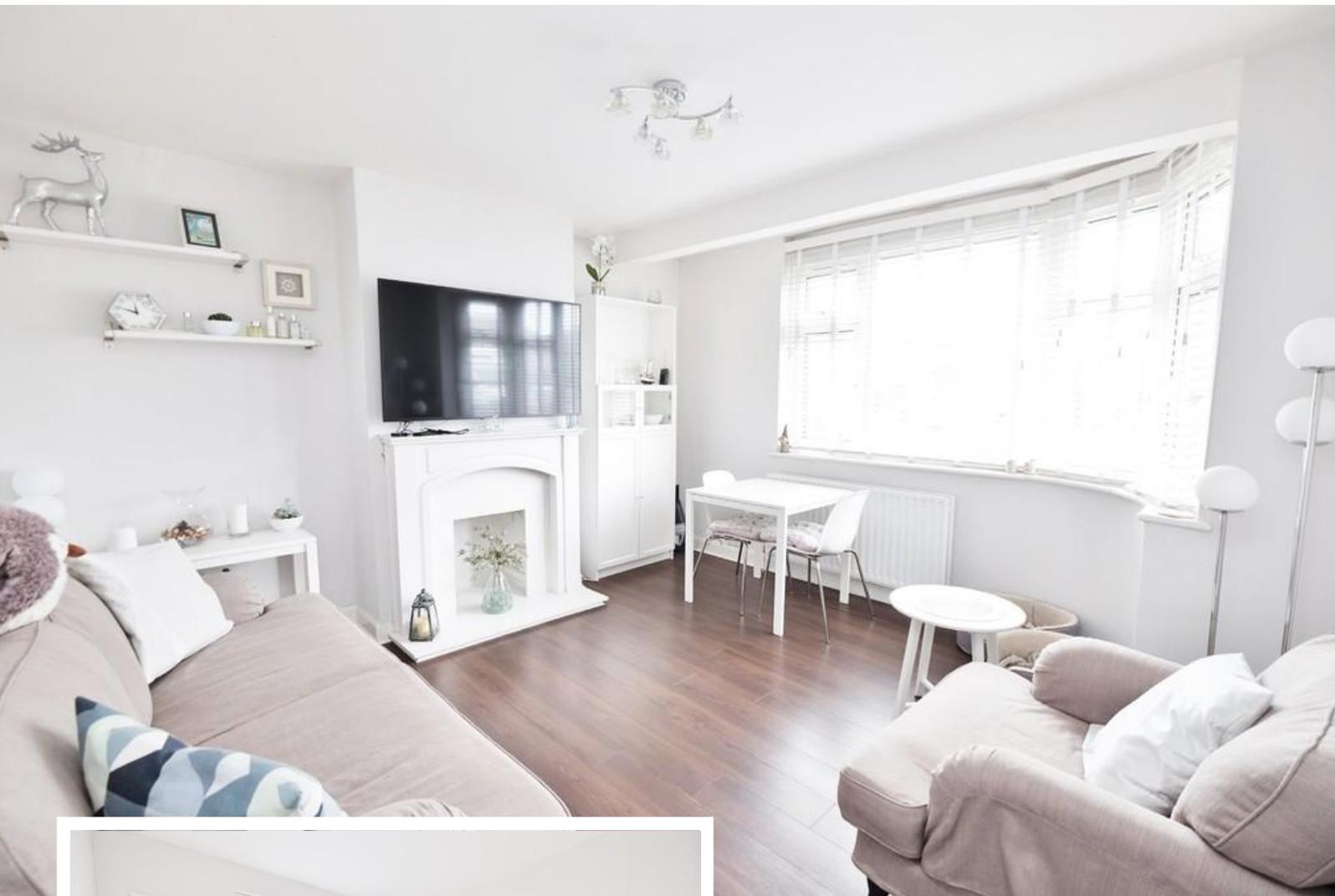


49 Oakdene Road, Orpington, BR5 2AL

Asking Price: £280,000

- 2 Bedroom Ground Floor Maisonette
- Well Located for St. Mary Cray Station
- Sought After Location
- Share of Freehold





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two bedroom ground floor maisonette, with the added benefit of being Share of Freehold, located in a popular residential road in the Poverest area of Orpington and within walking distance of St. Mary Cray Station. The accommodation on offer comprises: entrance hall, lounge/dining room, modern fitted kitchen providing direct access to the garden, two good-size bedrooms and a modern bathroom. Features to note include double glazing, central heating system and private garden to the rear with potential to create a driveway to the front STPP. Oakdene Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Wooden door to front, two storage cupboards, double glazed window to side, laminate flooring, covered radiator.

LOUNGE/DINER

12' 11" x 12' 8" (3.94m x 3.86m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

7' 6" x 5' 7" (2.29m x 1.7m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated hobs with extractor over, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed door to rear, laminate flooring.



BEDROOM 1

10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 4" x 9' 0" (3.15m x 2.74m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

75' 0" (22.86m) Patio area with rest laid to lawn, greenhouse, shed, side access.

FRONT GARDEN

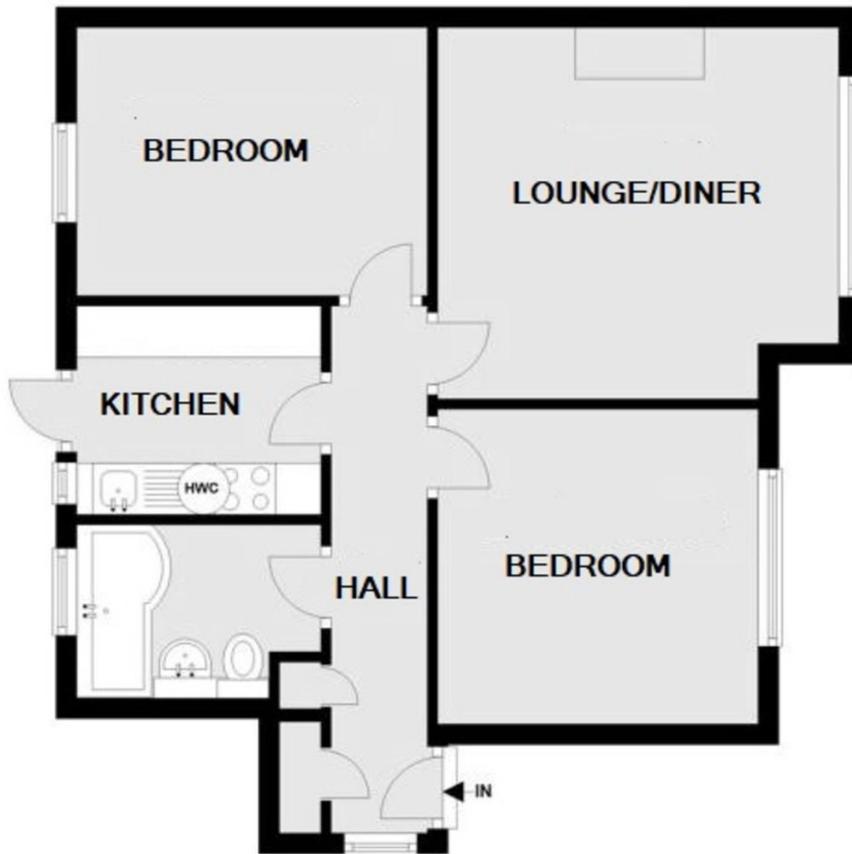
Lawn, path to front door, storage cupboard.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Ground Floor

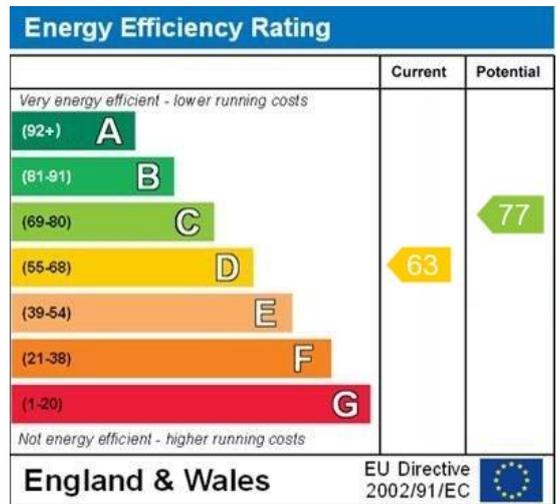


Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Share of Freehold



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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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