

THOMAS BROWN

ESTATES



17 Mosyer Drive, Orpington, BR5 4PN

Asking Price: £475,000

- 3/4 Bedroom Semi-Detached Chalet Bungalow
- Well Located for Shops & Stations
- Extended to Rear & Side
- Situated in a Quiet Location





Property Description

Thomas Brown Estates are delighted to offer this surprisingly spacious, extended three/four bedroom semi-detached chalet bungalow set within a quiet location in Orpington. The accommodation on offer comprises: entrance hall, extended lounge/diner, kitchen, family shower-room, utility area, two bedrooms, cloakroom, and bedroom 4/study to the ground floor. Stairs to the first floor provide access to the master bedroom. Externally, there is a private rear garden, and a detached garage with off street parking to the front. Mosyer Drive is well located for local schools, local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, understairs storage cupboard, airing cupboard, carpet, radiator.

LOUNGE/DINER

21' 8" x 18' 8" (6.6m x 5.69m) (measured to widest and longest points) Feature fireplace, double glazed patio doors to rear garden, carpet, two radiators.

KITCHEN

12' 0" x 11' 9" (3.66m x 3.58m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven, integrated hob with extractor over, integrated microwave, space for fridge/freezer, double glazed window to rear, double glazed door to garden, laminate flooring.



UTILITY AREA

8' 4" x 5' 10" (2.54m x 1.78m) Plumbing for washing machine, plumbing for tumble drier, double glazed window to side, carpet.

BEDROOM 2

8' 10" x 8' 0" (2.69m x 2.44m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

10' 7" x 6' 3" (3.23m x 1.91m) Double glazed window to front, laminate flooring, radiator.

STUDY/BEDROOM 4

7' 8" x 7' 8" (2.34m x 2.34m) (accessed via utility room) double glazed window to side, carpet, radiator.



SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle, double glazed window to side, extractor fan, tiled walls and wall panel, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled splashback, central heating boiler, extractor fan, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

18' 0" x 11' 4" (5.49m x 3.45m) (measured to back of fitted wardrobes) (measured at one meter high) Fitted wardrobe, built in cupboard, eaves storage, double glazed dormer window to rear, carpet, radiator.



OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest laid to lawn, shed, tap, side access.

GARAGE

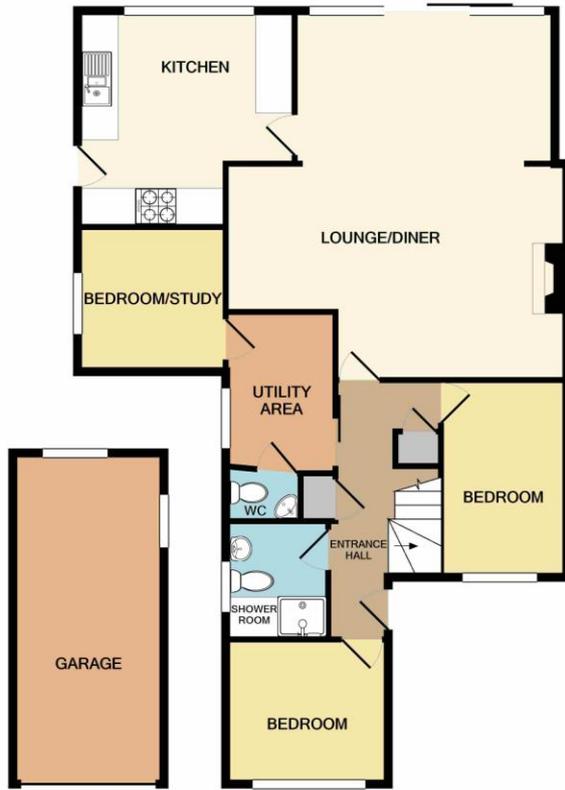
Up and over door, power and light.

OFF STREET PARKING

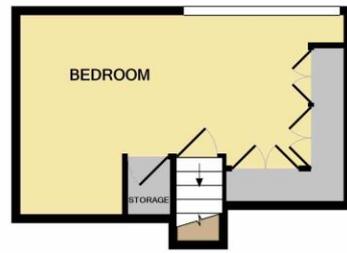
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARM



GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ.FT.
(91.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 207 SQ.FT.
(19.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1194 SQ.FT. (110.9 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:

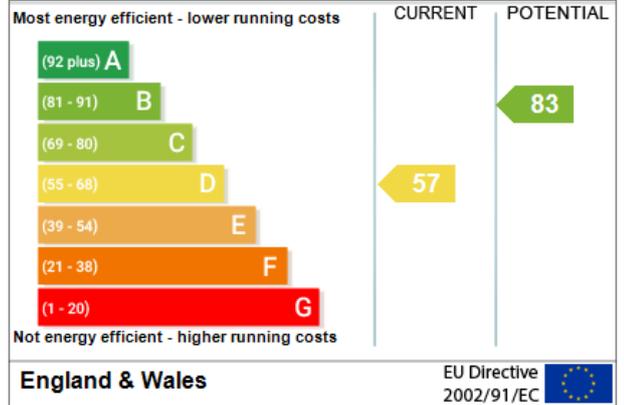
Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 17 MOSYER DRIVE, ORPINGTON, ORPINGTON, BR5 4PN
RRN: 0350-2706-7040-2699-2515

Energy Rating



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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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