30 Walsingham Road, Orpington, BR5 3BW

- 3/4 Bedroom Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station

Offers IEO: £450,000

- Double Storey, Rear Extended
- Sought After Location
Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, double storey rear extended three/four bedroom semi-detached property situated on a sought after residential road in Orpington, boasting ample parking, sizeable rear garden and flexible accommodation. The property on offer comprises: entrance hall, lounge/dining room, kitchen/breakfast room, family bathroom, WC, additional reception room (currently being used as a hobby room) and bedroom four to the ground floor. To the first floor is a landing providing access to three bedrooms and a WC (which could be enlarged to create a shower room). Externally there is a landscaped rear garden mainly laid to lawn and a patio perfect for alfresco dining with a driveway and a carport to the front/side for numerous vehicles. Walsingham Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the floorspace on offer.
ENTRANCE HALL
Understairs storage cupboard, double glazed opaque door to side, carpet, radiator.

LOUNGE/DINER
22'11" x 11'11" (6.99m x 3.63m) Gas fireplace, double glazed window with shutters to front, carpet, two radiators.

KITCHEN
12'0" x 11'5" (3.66m x 3.48m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hobs with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled splashback, space for table and chairs, double glazed window to rear, tiled flooring, radiator.

BATHROOM
Wash hand basin in vanity unit, bath with shower over, double glazed opaque window with shutters to front, tiled walls, wood effect flooring, heated towel rail.

SEPARATE WC
Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

INNER HALL
Double glazed opaque door to side, double glazed sliding door to garden, laminate flooring, radiator.

RECEPTION ROOM
12'9" x 9'0" (3.89m x 2.74m) (Currently being used as a hobby room) Vinyl flooring.

BEDROOM 4
13'4" x 10'6" (4.06m x 3.2m) Double glazed window to side and rear, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING
Double glazed opaque window to side, carpet, radiator.

BEDROOM 1
16'5" x 16'1" (5m x 4.9m) (measured at maximum) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

BEDROOM 2
15'2" x 12'0" (4.62m x 3.66m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3
12'3" x 7'0" (3.73m x 2.13m) Double glazed window with shutters to front, carpet, radiator.

WC
(Could be enlarged to create a shower room) Low level WC, wash hand basin in vanity unit, double glazed opaque window to rear, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
85'0" (25.91m) Patio area with rest laid to lawn, mature flowerbeds.

GARAGE (STORAGE ONLY)
3'09" (1.14m) deep. Space for washing machine, space for tumble dryer.

OFF STREET PARKING
Block paved drive to front for multiple vehicles, flowerbeds, block paved covered carport to side.

CENTRAL HEATING SYSTEM
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold