

# THOMAS BROWN

ESTATES



**16 Albert Road, Orpington, BR5 4AF**

**Asking Price: £290,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street & Stations
- Private Garden
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terraced property being offered to the market with no forward chain, situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; dual aspect lounge/dining room, fitted kitchen and a WC to the ground floor. To the first floor are two double bedrooms and family bathroom. Externally there is on street parking to the front and a private garden to the rear. Please note the property does require refurbishment throughout and this has been reflected in the asking price. Albert Road is within 1 mile of St. Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### LOUNGE/DINER

22' 6" x 11' 6" (6.86m x 3.51m) Composite door to front, double glazed window to front, double glazed window to rear, carpet, two radiators.

#### KITCHEN

11' 6" x 7' 6" (3.51m x 2.29m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for microwave, tiled splashbacks, double glazed window to rear, vinyl flooring, radiator.



#### LOBBY

Double glazed door to side, vinyl flooring.

#### CLOAKROOM

Low level WC, wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, carpet.

#### BEDROOM 1

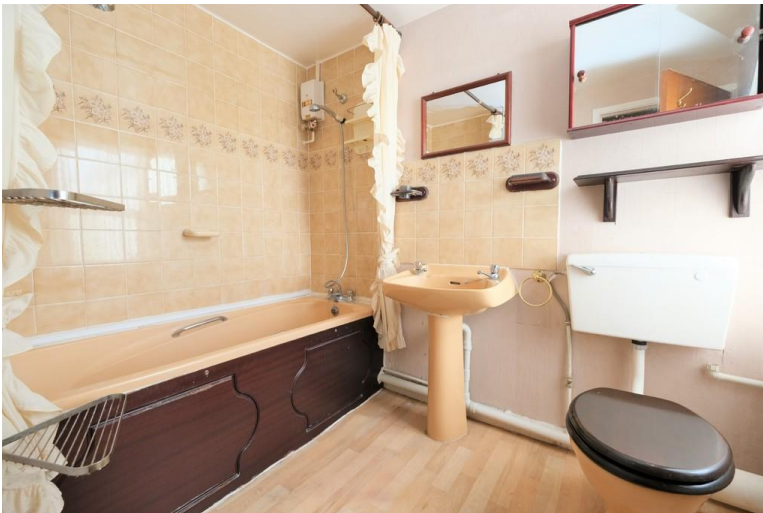
11' 7" x 11' 0" (3.53m x 3.35m) Built in storage, double glazed window to front, carpet, radiator.

#### BEDROOM 2

15' 1" x 7' 7" (4.6m x 2.31m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring.



#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

55' 0" (16.76m) Patio, mature shrubs, greenhouse.



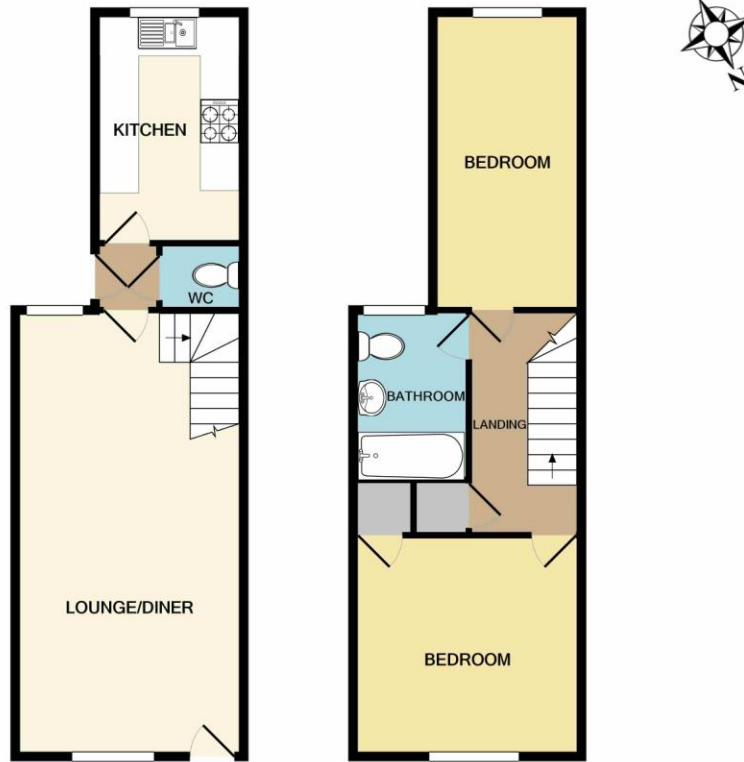
#### FRONT

On road parking.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 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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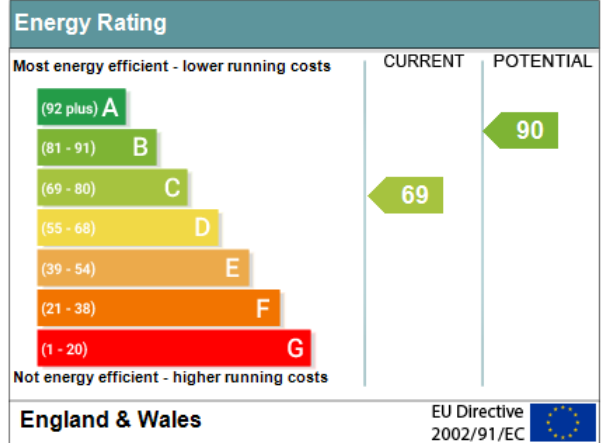
### Other Information:

**Council Tax Band:** C

**Construction:** Standard

**Tenure:** Freehold

**Address:** 16 ALBERT ROAD, ST. MARY CRAY, ORPINGTON, BR5 4AF  
**RRN:** 8700-2902-0622-3091-3393



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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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