

# THOMAS BROWN

ESTATES



**20 Finucane Drive, Orpington, BR5 4ED**

**Asking Price: £585,000**

- 4 Bedroom Detached House, Immaculately Presented
- Sought After Mungo Park Way Development
- Landscaped Drive & Rear Garden
- 2 Reception Rooms & 2 Bathrooms





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented four bedroom two bathroom detached property, situated on the ever sought after Mungo Park Way development. The property on offer comprises: entrance hall, spacious lounge, modern fitted kitchen, dining room and a WC to the ground floor. To the first floor are four bedrooms, family bathroom and a shower room. Externally there is a landscaped rear garden laid to lawn with a patio area perfect for entertaining and alfresco dining, garage (which could be converted into an additional bedroom or reception room as others have done in the local area STPP) and a block paved drive to the front. Finucane Drive is well located for local schools, shops, bus routes and St. Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the quiet location and specification on offer.



#### ENTRANCE HALL

Double glazed opaque composite door to front, double glazed window to front and side, carpet, radiator.

#### LOUNGE

18' 2" x 12' 4" (5.54m x 3.76m) Gas fire place, double glazed window to front, laminate flooring, two radiators.

#### INNER HALL

Storage cupboard, laminate flooring, radiator.

#### KITCHEN/BREAKFAST BAR

13' 3" x 12' 0" (4.04m x 3.66m) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, integrated double oven, integrated induction hob, integrated fridge/freezer, integrated dishwasher, space for washing machine, breakfast bar, double glazed window to rear, double glazed opaque door to side, tiled flooring, radiator.



#### DINING ROOM

12' 4" x 10' 6" (3.76m x 3.2m) Double glazed window and double glazed French doors to rear, laminate flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, carpet, radiator.

#### BEDROOM 1

13' 1" x 11' 7" (3.99m x 3.53m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11' 8" x 8' 11" (3.56m x 2.72m) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

10' 9" x 7' 2" (3.28m x 2.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM 4

10' 9" x 6' 11" (3.28m x 2.11m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath, airing cupboard, part tiled walls, tiled flooring, heated towel rail.

#### SHOWER ROOM

Wash hand basin, double shower cubicle with rainforest shower head and shower attachment, tiled walls, laminate flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" x 28' 0" (9.14m x 8.53m) Patio area with rest laid to lawn, mature flowerbeds, side access.

#### GARAGE

17' 0" x 9' 1" (5.18m x 2.77m) Electric up and over door, power and light.

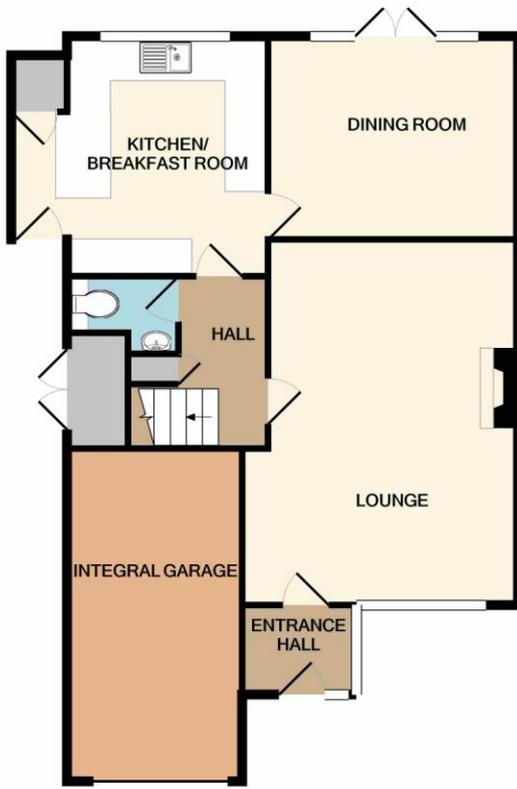
#### OFF STREET PARKING

Block paved drive, flowerbeds.

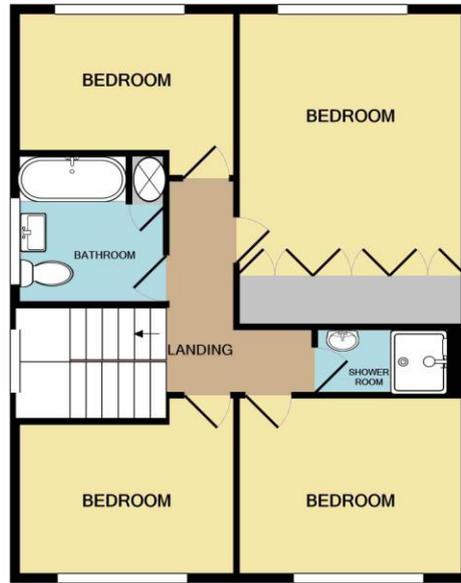
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





GROUND FLOOR  
APPROX. FLOOR  
AREA 760 SQ.FT.  
(70.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 630 SQ.FT.  
(58.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 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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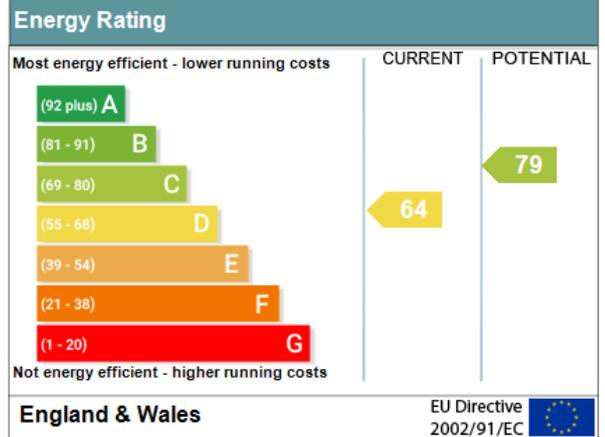
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 20 FINUCANE DRIVE, ORPINGTON, BR5 4ED  
**RRN:** 2507-3008-1203-6039-2204



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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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