

# THOMAS BROWN

## ESTATES

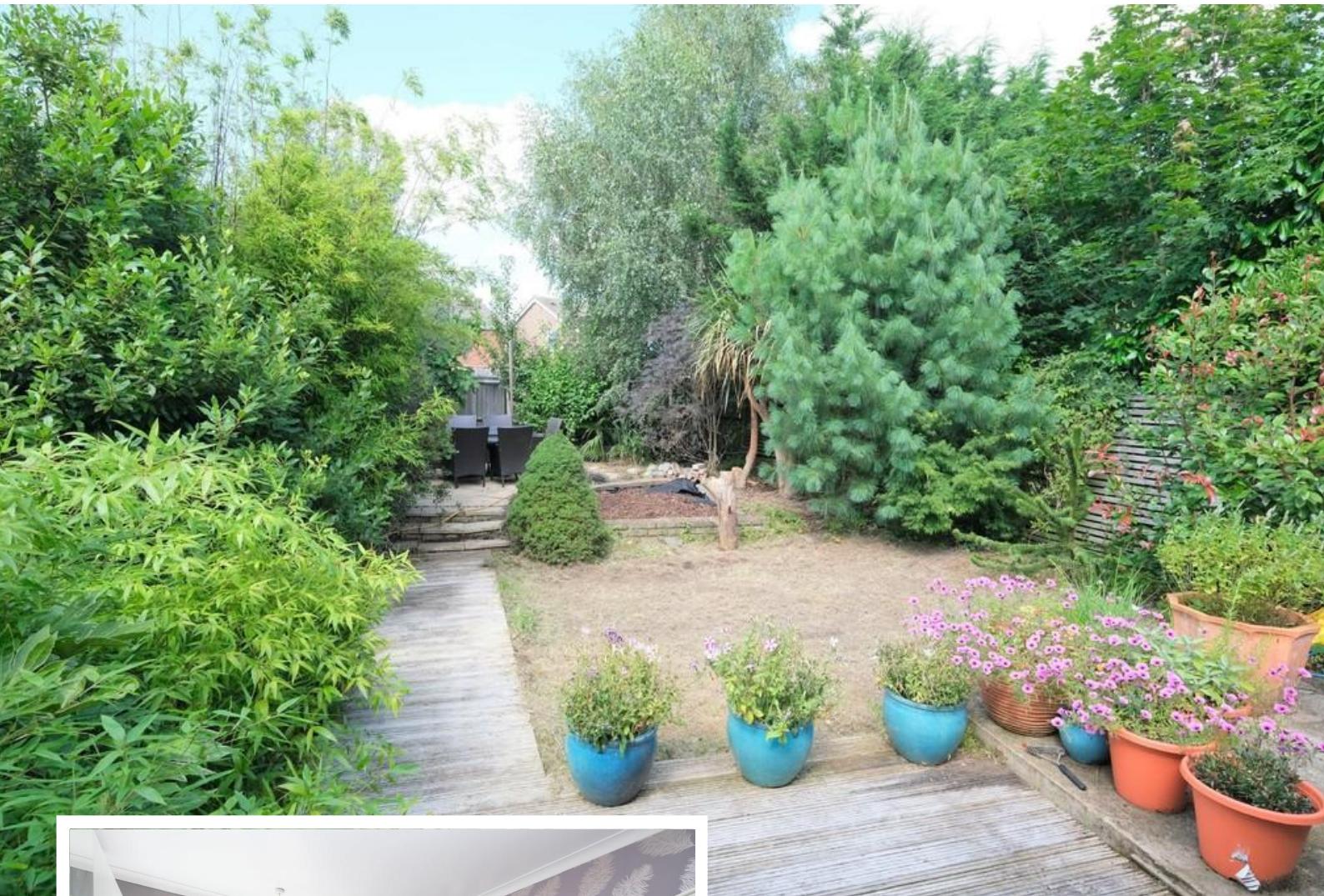


**109 Brow Crescent, Orpington, BR5 4LN**

**Fixed Price: £435,000**

- 3 Bedroom Extended Semi-Detached House
- Well Located for Local Shops & Stations
- Potential to Extend Further (STPP)
- Bonus Loft Room





## Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property (with bonus loft room) boasting a drive to the front, large room dimensions and easy access to Orpington's amenities. The accommodation comprises; entrance porch and hall and large lounge that is open plan to the kitchen/diner to the ground floor. To the first floor is a landing providing access to three bedrooms and the family bathroom. To the 2nd floor is a bonus loft room currently being used as a bedroom. Externally there is a rear garden with a covered patio perfect for entertaining, storage area to the side and a drive to the front. STPP there is potential to extend across the rear further. Brow Crescent is well located for Orpington & St. Mary Cray Stations, local schools, local shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed door and double glazed window to front.

#### ENTRANCE HALL

Opaque window and opaque door to front, carpet, covered radiator.

#### LOUNGE

22' 6" x 13' 0" (6.86m x 3.96m) Double glazed window to front, double glazed French door to rear, two radiators.

#### KITCHEN/DINER

20' 10" x 8' 5" (6.35m x 2.57m) Range of matching wall and base units with worktops over, stainless steel sink, two integrated ovens, integrated electric hob, integrated fridge/freezer, integrated microwave, space for dishwasher, double glazed French doors to rear, laminate flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 3" x 11' 0" (3.73m x 3.35m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed window to front, carpet, radiator.



#### BATHROOM

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

#### STAIRS

Carpet.

#### LOFT ROOM

19' 0" x 10' 1" (5.79m x 3.07m) (measured at maximum) Velux window, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" (13.72m) Patio and decked areas, part laid to lawn, covered seating area (15' 8 x 10' 1)

#### STORAGE AREA

To side.

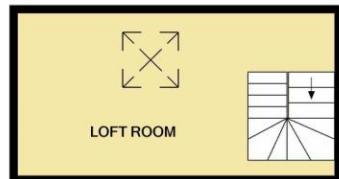
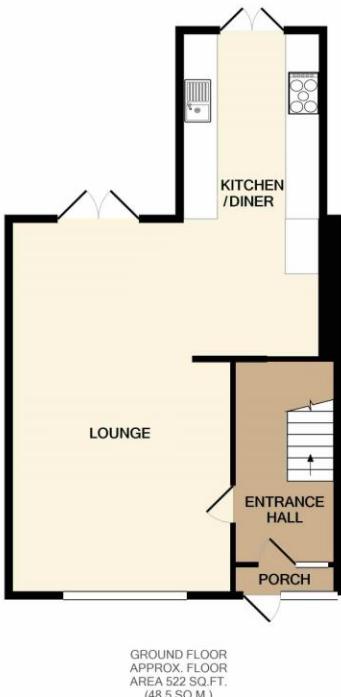
#### OFF STREET PARKING

Block paved drive, laid to lawn, flowerbeds.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 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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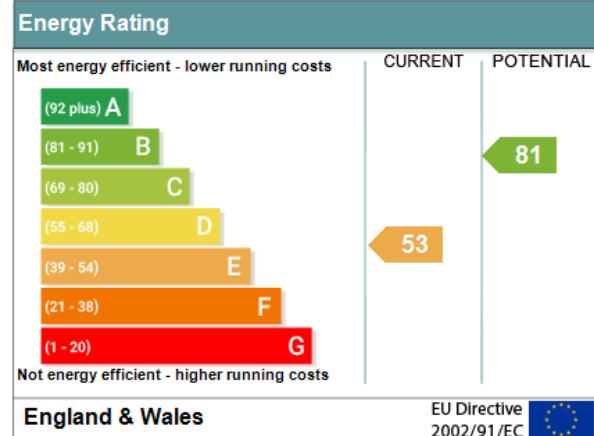
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

**Address:** 109 Brow Crescent, ORPINGTON, BR5 4LN  
**RRN:** 3639-7828-7000-0747-8296



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