

# THOMAS BROWN

ESTATES



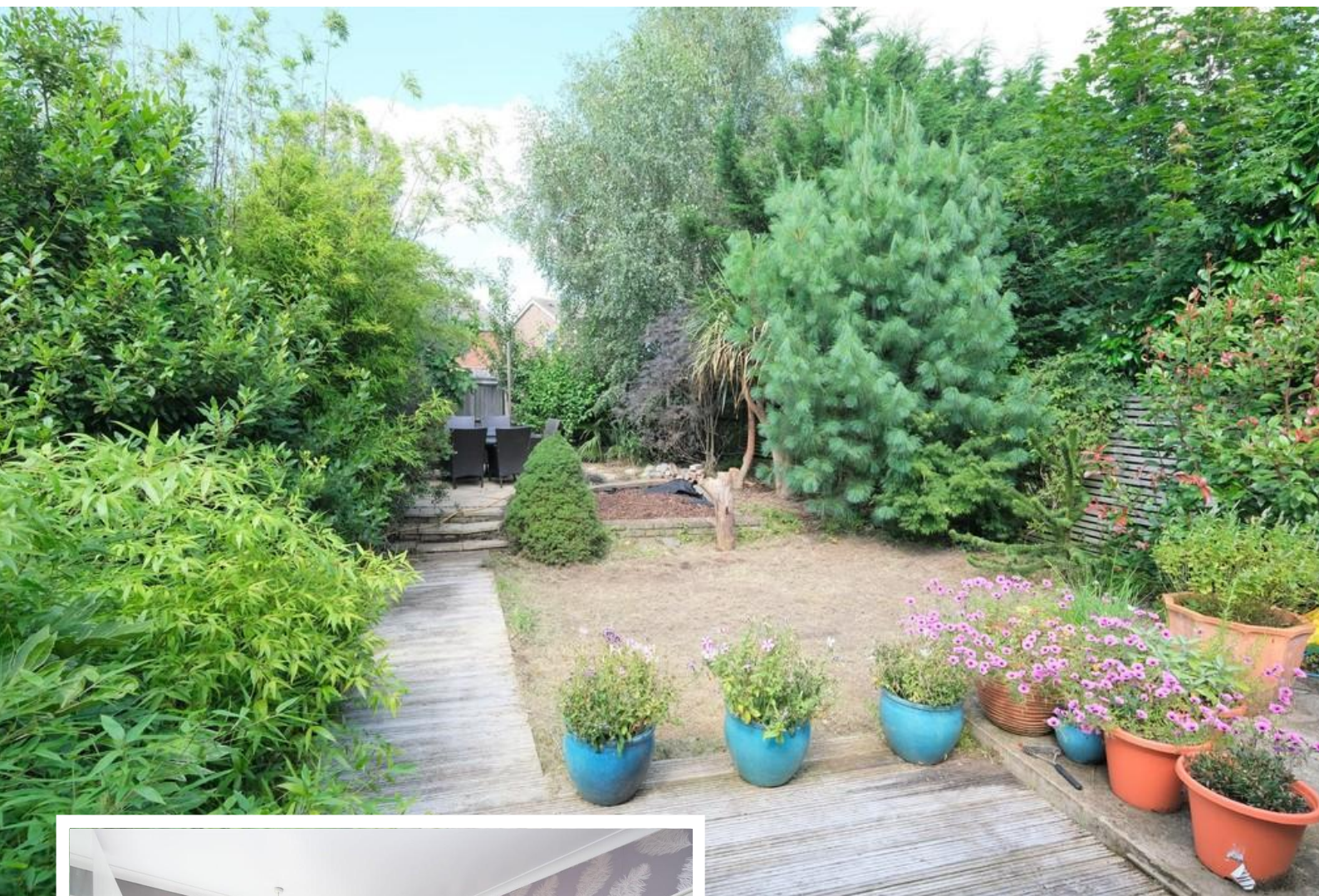
**109 Brow Crescent, Orpington, BR5 4LN**

**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 I 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.

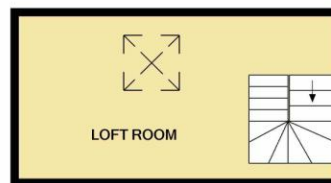
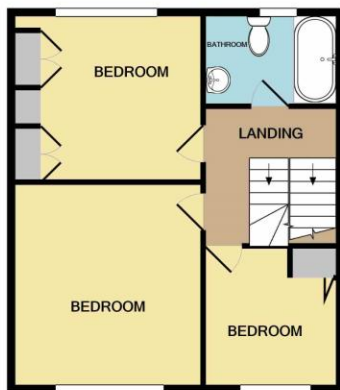
#### OFF STREET PARKING

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.

Made with Metropix ©2021

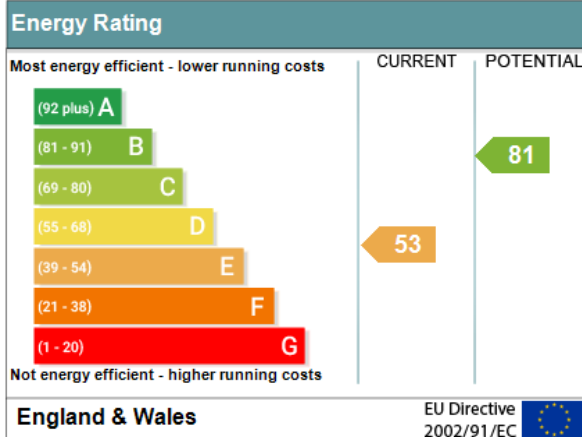
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES