

THOMAS BROWN

ESTATES



221 Oakdene Road, Orpington, BR5 2AR

Offers IEO: £470,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for Local Shops & Stations
- Deceptively Spacious
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rear extended, deceptively spacious three bedroom semi-detached property being offered to the market with no forward chain, situated in a sought after location within walking distance of St. Mary Cray & Petts Wood Stations, Poverest Park and Nugent Shopping Centre. The accommodation on offer comprises; entrance hallway, extended lounge, kitchen/diner, lean to conservatory and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a wet room style shower room. Externally there is a drive to the front and a very well kept south facing rear garden perfect for alfresco dining and entertaining with a brick built utility room. Oakdene Road is very well located for local schools, shops, bus routes, M25, Bluewater shopping centre and St. Mary Cray & Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size and location on offer.



ENTRANCE HALL

Double glazed opaque door and double glazed windows to front, understairs cupboard, carpet, radiator.

LOUNGE

21' 9" x 12' 10" (6.63m x 3.91m) Double glazed window to side, double glazed sliding door to rear, double glazed window to side, carpet, two radiators.

KITCHEN/DINER

18' 7" x 11' 0" (5.66m x 3.35m) Range of matching wall and base units with worktops over, ceramic one and a half bowl sink and drainer, freestanding cooker, undercounter fridge, undercounter freezer, double glazed window to front, double glazed window to rear, part tiled flooring and part carpet, radiator.



LEAN-TO

14' 11" x 10' 4" (4.55m x 3.15m) (measured at maximum) Double glazed sliding door to rear, carpet.

CLOAKROOM

Low level WC, tiled flooring.

UTILITY OUTHOUSE

Stainless steel sink and drainer, space for washing machine, space for tumble dryer, tiled flooring.

COVERED SIDE ACCESS

Wooden door to front, part laminate flooring and part carpet.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator.



BEDROOM 1

13' 3" x 12' 2" (4.04m x 3.71m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 2" x 9' 11" (3.71m x 3.02m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 10" x 7' 11" (2.69m x 2.41m) Built in wardrobe, double glazed window to front, carpet, radiator.

WET ROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

60' 0" x 27' 0" (18.29m x 8.23m) Patio area with rest laid to lawn, mature flowerbeds.

OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 859 SQ.FT.
(79.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 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:

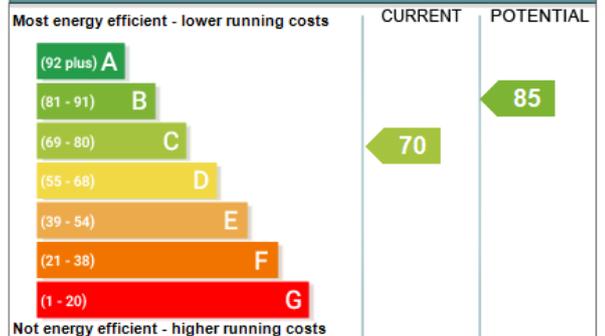
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 221 Oakdene Road, ORPINGTON, BR5 2AR
RRN: 0439-8928-6000-0533-8292

Energy Rating



England & Wales

EU Directive
2002/91/EC



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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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