

# THOMAS BROWN

ESTATES

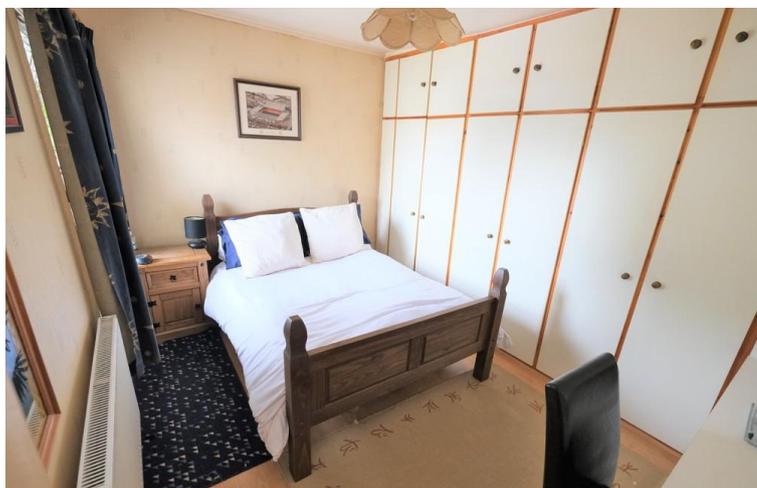


**29 Station Road, St. Pauls Cray, BR5 3EH**

**Asking Price: £350,000**

- 3 Double Bedroom End of Terrace House
- Garage to Rear & Parking to Side
- 2 Reception Rooms
- Deceptively Spacious





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious three double bedroom end of terrace property situated within a short walk of St. Mary Cray Station, boasting a garage to the rear and parking to the side for numerous vehicles. The accommodation comprises; entrance hall, open plan living/dining room, modern fitted kitchen, family bathroom and a lean-to extension to the ground floor. To the first floor are three double bedrooms. Externally there is parking for numerous vehicles to the side, garage to the rear and a well presented low maintenance rear garden. Station Road is within easy walking distance of St Mary Cray mainline station, Nugent Shopping Centre, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the floorspace and additional extras this property has to offer.



#### ENTRANCE HALL

Double glazed opaque door to front, double glazed window to front, carpet.

#### LOUNGE

15' 2" x 12' 8" (4.62m x 3.86m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

15' 2" x 10' 0" (4.62m x 3.05m) Double glazed window to rear, carpet, radiator.

#### KITCHEN

9' 10" x 8' 10" (3m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for under counter fridge, space for dishwasher, tiled splashbacks, window to side, tiled flooring, radiator.



#### LOBBY

Door to lean-to, tiled flooring.

#### BATHROOM

9' 4" x 8' 4" (2.84m x 2.54m) (L-shaped) Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear and side, tiled walls, tiled flooring, heated towel rail, radiator.

#### LEAN-TO

11' 8" x 4' 10" (3.56m x 1.47m) Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed opaque windows to side, double glazed door to rear.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

15' 6" x 10' 2" (4.72m x 3.1m) Two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

12' 0" x 8' 4" (3.66m x 2.54m) (measured to front of wardrobe) Fitted wardrobe, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

10' 2" x 9' 0" (3.1m x 2.74m) Double glazed window to rear, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

34' 0" x 16' 0" (10.36m x 4.88m) Low maintenance, paved, side access.



#### GARAGE

15' 8" x 8' 10" (4.78m x 2.69m) Brick built, up and over door, power and light, double glazed door, windows.

#### FRONT GARDEN

Flowerbeds.

#### TO SIDE

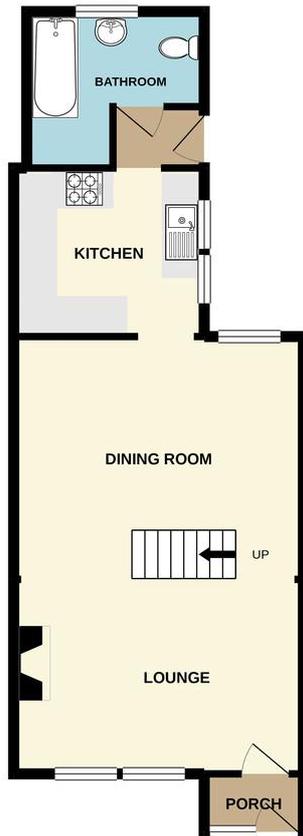
Parking for multiple vehicles. Gate and land is owned by this property with pedestrian access to be allowed.

#### DOUBLE GLAZING

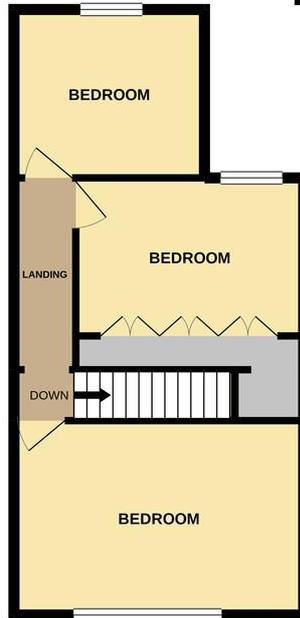
#### CENTRAL HEATING SYSTEM



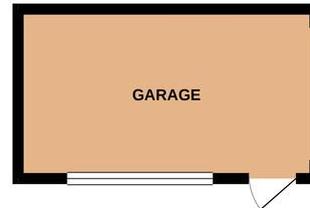
GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



OUTBUILDING  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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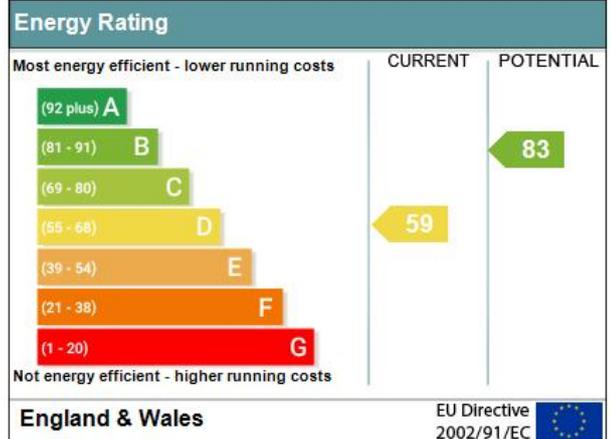
## Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold

Address: 29 Station Road, St. Pauls Cray, ORPINGTON, BR5 3EH  
RRN: 0390-2669-6010-2729-0901



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