

THOMAS BROWN

ESTATES



14 The Greenway, Orpington, BR5 2AY

Asking Price: £515,000

- 3 Bedroom Extended Semi-Detached House
- Very Well Presented/Freshly Decorated
- Modern Fitted Kitchen with Central Island
- Walking Distance to Orpington High Street





Property Description

Thomas Brown Estates are delighted to offer this double storey extended, freshly decorated and very well presented three bedroom semi-detached house set in a popular location within easy walking distance of Orpington High Street. The accommodation on offer comprises: entrance hallway, lounge that is open plan to the dining room, modern fitted kitchen, conservatory and a utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being very good size doubles with fitted wardrobes), and a family bathroom. Externally there is a private rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining and a driveway to the front. The Greenway is well located for Orpington High Street, local schools, shops, bus routes and both Orpington and St. Mary Cray mainline stations. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of location, specification and size on offer.



ENTRANCE HALL

Wooden door to side, parquet flooring, radiator and cover.

LOUNGE

15' 06" x 9' 10" (4.72m x 3m) Open fireplace, double glazed French doors to front, double glazed window to front and side, parquet flooring, radiator.

DINING ROOM

12' 03" x 9' 0" (3.73m x 2.74m) Log burner, parquet flooring, radiator and cover.

KITCHEN

15' 05" x 9' 08" (4.7m x 2.95m) Range of matching wall and base units with solid wood worktops over, integrated butler sink, range style cooker, extractor hood, space for dishwasher, breakfast bar, tiled splashbacks, double glazed French doors and window to Conservatory, slate tiled flooring, radiator.



CONSERVATORY

15' 02" x 9' 06" (4.62m x 2.9m) Double glazed French doors to rear, double glazed windows to side and rear, slate tiled flooring.

UTILITY ROOM

13' 0" x 6' 05" (3.96m x 1.96m) Range of matching wall and base units with worktops over, integrated stainless steel sink and drainer, space for American fridge/freezer, space for washing machine, space for dryer, double glazed window to front and rear, slate tiled flooring, radiator and cover.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, radiator and cover.



BEDROOM 1

14' 04" x 9' 09" (4.37m x 2.97m) Two double glazed windows to front, fitted wardrobes with vanity desk, laminate flooring, radiator and cover.

BEDROOM 2

15' 03" x 13' 0" (4.65m x 3.96m) (measured maximum) (L shaped) Double glazed window to front, two double glazed windows to rear, built in wardrobes, laminate flooring, radiator.

BEDROOM 3

9' 02" x 7' 06" (2.79m x 2.29m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath and shower attachment, opaque double glazed window to side, tiled walls, vinyl flooring, radiator and cover.



OTHER BENEFITS INCLUDE:

FRONT

Driveway, mature flowerbeds.

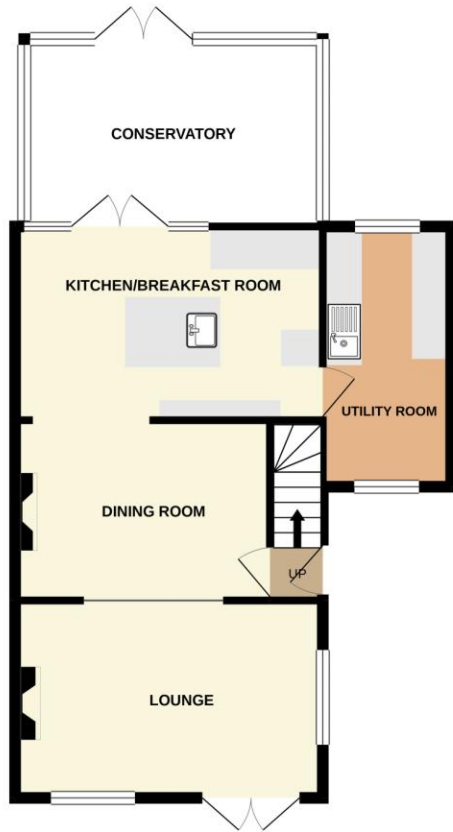
GARDEN

38' 0" x 26' 0" (11.58m x 7.92m) Patio area with rest laid to lawn, shed, side access, flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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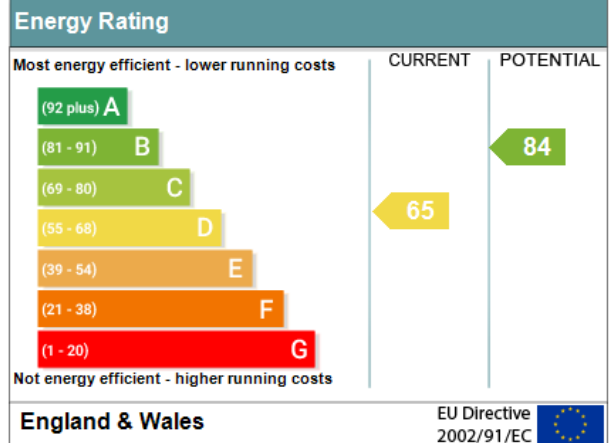
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

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RRN: 9370-2459-7100-2299-0021



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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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