

# THOMAS BROWN

ESTATES



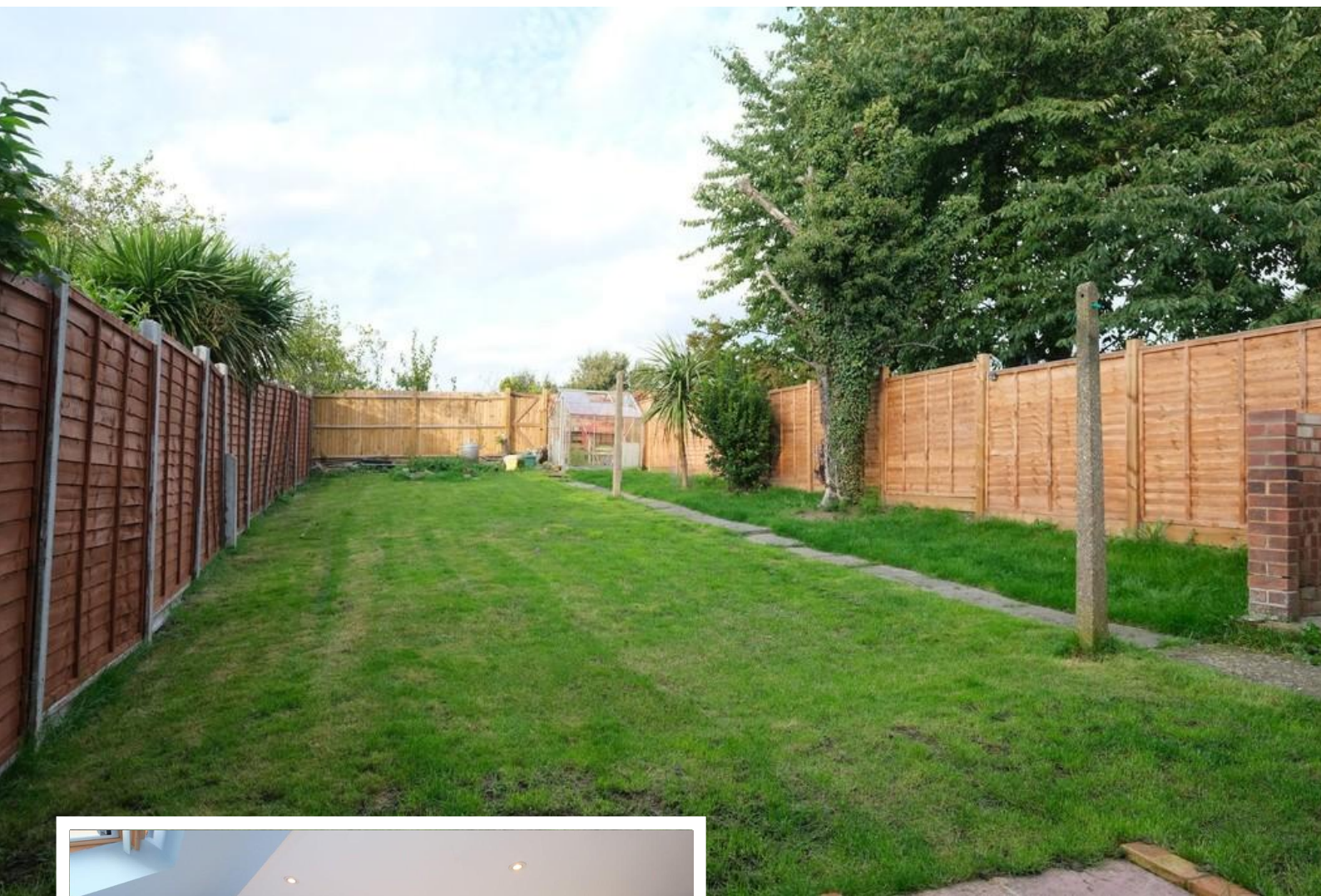
**55 Brow Crescent, Orpington, BR5 4LL**

**Asking Price: £425,000**

- 3 Double Bedroom Semi Detached House
- Dual Aspect Lounge/Dining Room
- Potential to Extend to Rear (STPP)
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this loft converted three double bedroom semi-detached property, being offered to the market with no forward chain, boasting a drive to the front, potential to extend to the rear (STPP) and easy access to Orpington's amenities. The accommodation comprises; entrance porch and hallway, dual aspect lounge/dining room, modern fitted kitchen and a covered side access to the ground floor. To the first floor is a landing providing access to two double bedrooms and a modern family bathroom with underfloor heating. To the second floor is a double bedroom with walk in wardrobe which could be converted into an en-suite if required. Externally there is a rear garden mainly laid to lawn which backs onto local playing fields and a drive to the front for two vehicles. 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.





#### FRONT

Driveway for two vehicles.

#### ENTRANCE PORCH

Opaque double glazed door to front, opaque double glazed windows to front and side, laminate flooring.

#### ENTRANCE HALL

Opaque door to front, under stairs cupboard, laminate flooring.

#### LOUNGE/DINER

21' 03" x 11' 03" (6.48m x 3.43m) Double glazed sliding door to rear, double glazed window to front, laminate flooring, radiator.

#### KITCHEN

10' 04" x 8' 02" (3.15m x 2.49m) Range of matching wall and base units with worktops over, integrated stainless steel sink and drainer, integrated gas hob, integrated oven, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled splash backs, tiled walls, tiled flooring.

#### COVERED SIDE ACCESS

23' 01" x 4' 11" (7.04m x 1.5m) Composite door to front, opaque double glazed door to garden, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

#### BEDROOM 2

11' 04" x 10' 06" (3.45m x 3.2m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11' 03" x 8' 10" (3.43m x 2.69m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and attachment, opaque double glazed windows to side and rear, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Velux window, carpet.

#### BEDROOM 1

14' 0" x 13' 10" (4.27m x 4.22m) (measured at maximum) Velux window to front, double glazed window to rear, carpet, radiator.

#### WALK-IN WARDROBE

6' 08" x 5' 11" (2.03m x 1.8m) Fitted wardrobes, double glazed window to rear, carpet. (Could be turned into an en-suite)

#### OTHER BENEFITS INCLUDE:

#### GARDEN

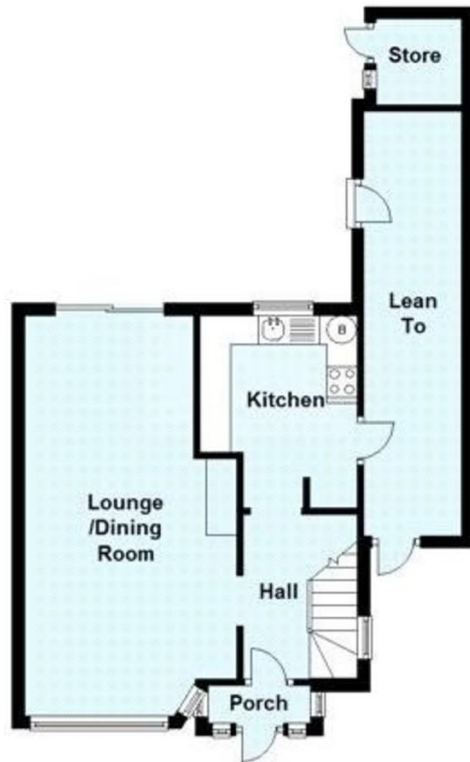
80' 0" (24.38m) Patio area with rest laid to lawn, backs onto local parkland.

#### DOUBLE GLAZING

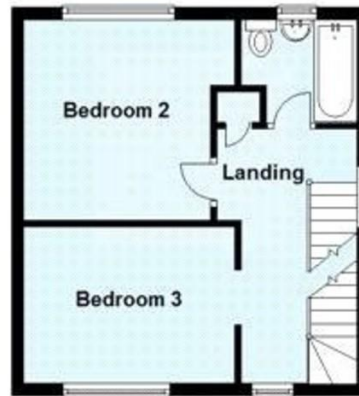
#### CENTRAL HEATING SYSTEM



**Ground Floor**



**First Floor**



**Second Floor**



## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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