

# THOMAS BROWN

ESTATES



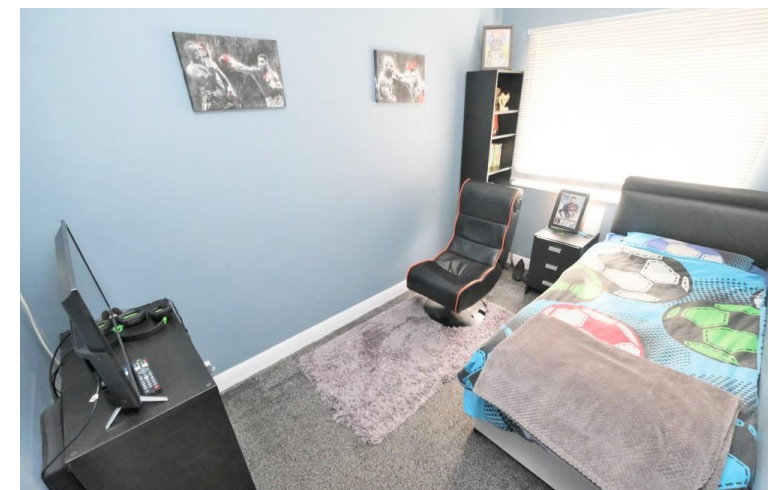
**113 Poverest Road, Orpington BR5 2DZ**

**Asking Price: £475,000**

- 3 Bedroom Semi-Detached House
- Ground Floor Office/3<sup>rd</sup> Bedroom
- Extended to Rear
- Off Street Parking for Two Vehicles







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, recently extended three bedroom semi-detached house located within walking distance to Petts Wood and St. Mary Cray Stations and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: entrance hall, lounge/dining room, brand new modern fitted kitchen (fitted 2021) and home office/third bedroom to the ground floor. To the first floor are two bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn perfect for entertaining and alfresco dining, large shed with power and off street parking to the front on the block paved drive. Poverest Road is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. The property must be viewed to fully appreciate the standard of accommodation on offer. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, laminate flooring.

#### LOUNGE/DINER

24' 1" x 10' 7" (7.34m x 3.23m) (measured at maximum) Double glazed bay window to front, laminate flooring, two radiators.

#### KITCHEN

13' 5" x 12' 9" (4.09m x 3.89m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated wine cooler, integrated washing machine, integrated dishwasher, integrated warming drawer, two integrated fridges, two integrated freezers, central island/breakfast bar, double glazed window and double glazed French doors to rear, sky lantern, laminate flooring, heater/air con in kickboard.



#### BEDROOM 3

10' 10" x 5' 7" (3.3m x 1.7m) Double glazed window to side, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 0" x 10' 7" (3.66m x 3.23m) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 1" x 7' 2" (3.38m x 2.18m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest head over and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

50' 0" x 21' 0" (15.24m x 6.4m) (measured to shed) Patio area with rest laid to lawn, outside plug.



Shed (approx. 17' 0 x 9' 0): UPVC cladding, power and light.

#### OFF STREET PARKING

Block paved drive for two vehicles, side access.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA: 951 sq.ft. (88.3 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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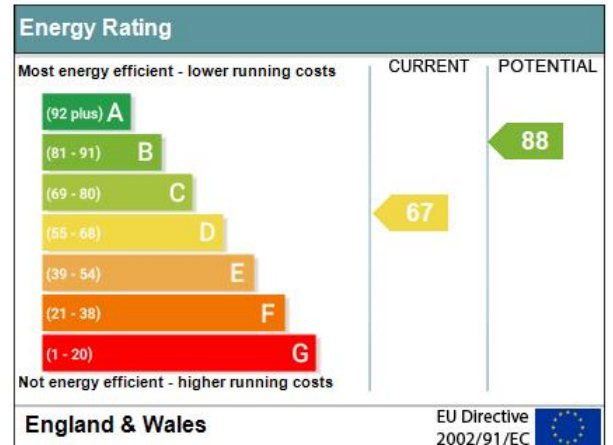
## Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 113 Poverest Road, ORPINGTON, BR5 2DZ  
RRN: 9171-3912-2202-0769-0200



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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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