

THOMAS BROWN

ESTATES



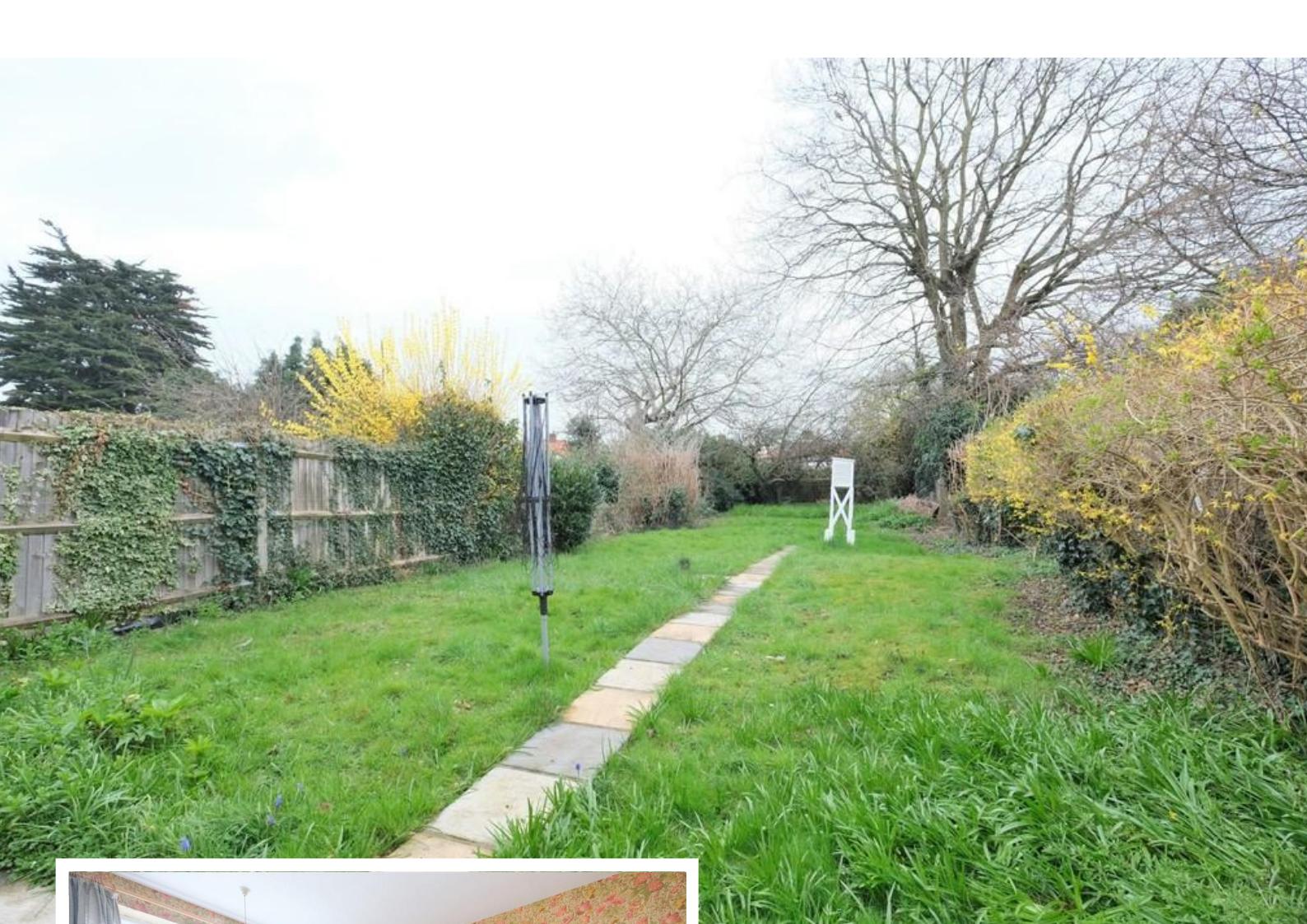
61A Anglesea Road, Orpington, BR5 4AN

Offers IEO: £400,000

- 3 Bedroom Semi-Detached House
- Potential to Extend Across the Rear (STPP)

- Large Rear Garden (100')
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, being offered to the market with no forward chain and a fantastic 100' rear garden. The accommodation comprises; entrance hall, dual aspect lounge/dining room and a kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a large rear garden (100') with great potential to extend STPP across the rear and a front garden which could be converted into a driveway (STPP). Please note the property does require modernisation throughout and this has been reflected in the asking price. Anglesea Road is within easy walking distance of St. Mary Cray mainline station, Nugent Shopping Centre, local shops and bus routes. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





ENTRANCE HALL

Double glazed opaque door and double glazed opaque window to front, understairs cupboard, storage cupboard, laminate flooring, radiator.



LOUNGE/DINER

21' 1" x 11' 5" (6.43m x 3.48m) (dual aspect) Double glazed window to front, double glazed sliding door to rear, part carpet and part laminate flooring, radiator.

KITCHEN

9' 0" x 8' 6" (2.74m x 2.59m) Base units, stainless steel sink and drainer, space for fridge/freezer, space for washing machine, double glazed window to side and rear, double glazed opaque door to side, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.



BEDROOM 1

11' 5" x 11' 5" (3.48m x 3.48m) Double glazed window to front, vinyl flooring, radiator.



BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to rear, vinyl flooring, radiator.

BEDROOM 3

8' 7" x 8' 0" (2.62m x 2.44m) (measured at maximum) Fitted storage, double glazed window to rear, vinyl flooring, radiator.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to side and rear, tile effect flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to rear, tile effect flooring.

OTHER BENEFITS INCLUDE:

REAR GARDEN

100' 0" x 28' 0" (30.48m x 8.53m) Patio area with rest laid to lawn, side access.

FRONT GARDEN

Laid to lawn, hedge, could be converted into a drive.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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 feature are approximate. 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:

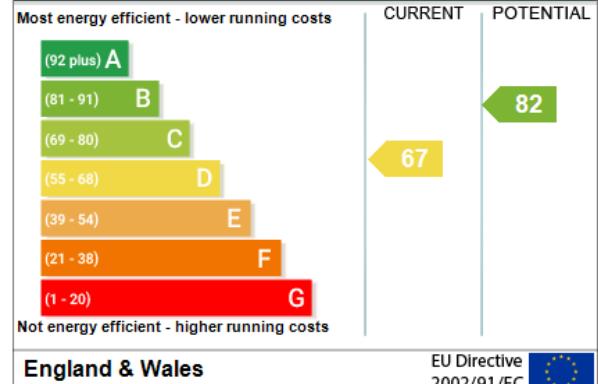
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 61a Anglesea Road, ORPINGTON, BR5 4AN
RRN: 0358-3015-5204-4532-1204

Energy Rating



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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