

# THOMAS BROWN

ESTATES



**1 Beamish Road, Orpington, BR5 4EA**

**Asking Price: £465,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Deceptively Spacious & Rear Extended
- Well Located for Local Shops & St. Mary Cray Station
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, rear extended three bedroom semi-detached property being offered to the market with no forward chain, situated on the ever sought after Mungo Park Way development. The property on offer comprises: entrance hall, spacious 22'10 lounge, dining room, kitchen/breakfast room and a WC to the ground floor. To the first floor are three bedrooms and bathroom with separate WC (the bathroom and WC could be knocked into one to create a large bathroom as many have done on the development). Externally there is a rear garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining, garage (which could be converted into a fourth bedroom or additional reception room as others have done in the local area STPP) and a drive for two vehicles to the front. Beamish Road is well located for local schools, shops, bus routes and St Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the quiet location and floor space on offer.



#### ENTRANCE HALL

Wooden door to front, double glazed opaque window to front, double glazed window to side, storage cupboard.

#### LOUNGE

22' 10" x 13' 8" (6.96m x 4.17m) Double glazed opaque sliding doors to dining room, double glazed window to front, carpet, two radiators.

#### DINING ROOM

11' 4" x 10' 0" (3.45m x 3.05m) Double glazed sliding doors to rear, carpet.

#### KITCHEN

18' 2" x 11' 0" (5.54m x 3.35m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and double drainer, integrated oven and grill, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, double glazed window to rear, double glazed opaque door to side, radiator.

#### INNER HALL

Storage cupboard, carpet.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 11" x 12' 1" (3.94m x 3.68m) Fitted and built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 11" x 11' 10" (3.94m x 3.61m) (measured at maximum) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin, bath with shower attachment, airing cupboard, double glazed opaque window to side, tiled walls, carpet, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

40' 0" x 26' 0" (12.19m x 7.92m) Laid to lawn, mature flowerbeds, side access.

#### FRONT/OFF STREET PARKING

Drive, flowerbeds, covered entrance, access to garage, side access.

#### GARAGE

16' 3" x 8' 11" (4.95m x 2.72m) Up and over door, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.1 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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