

# THOMAS BROWN

ESTATES



**25a Chelsfield Road, Orpington, BR5 4DN**

**Asking Price: £579,500**

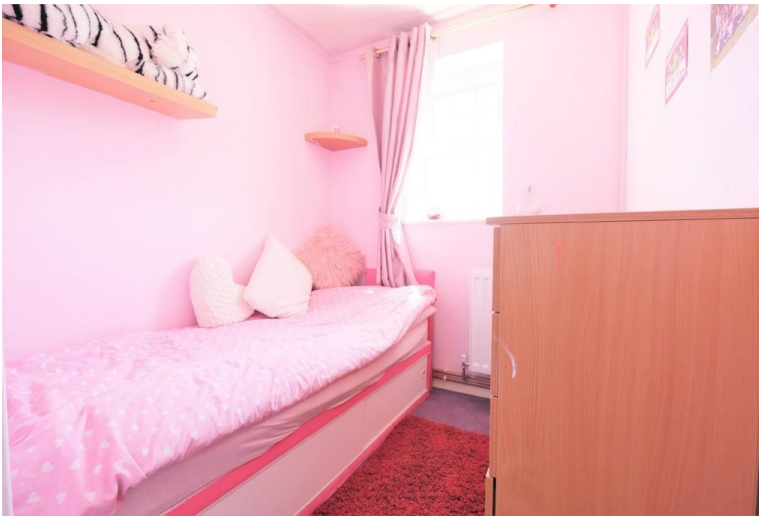
- 3 Bedroom Link Detached Property
- Well Located for Local Amenities
- Potential to Extend Further (STPP)
- Benefitting from a Garage Conversion





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom link detached property, benefitting from a garage conversion perfect for a fourth bedroom or additional reception room and great potential to extend further STPP. The property comprises: entrance hallway, lounge that is open plan to the dining room with direct access to the rear garden, kitchen, WC and additional bedroom/reception room also with direct access to the rear garden, to the ground floor. To the first floor there is a landing providing access to three bedrooms and the family bathroom. Externally there is a good size rear garden mainly laid to lawn and a driveway to the front. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

#### LOUNGE

13' 8" x 11' 7" (4.17m x 3.53m) (open plan to dining room)  
Double glazed window to front, laminate flooring, radiator.

#### DINING ROOM

12' 3" x 7' 1" (3.73m x 2.16m) Double glazed French doors to rear, under stairs cupboard, laminate flooring, radiator.

#### RECEPTION ROOM/BEDROOM 4

15' 4" x 8' 5" (4.67m x 2.57m) Double glazed window to front, double glazed door and window to rear, laminate flooring, radiator.



#### KITCHEN

11' 6" x 7' 3" (3.51m x 2.21m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring, tiled splashback, radiator.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 11" x 8' 6" (3.94m x 2.59m) (measured to back of wardrobe) Built in wardrobe, double glazed window to front, carpet, radiator.



#### BEDROOM 2

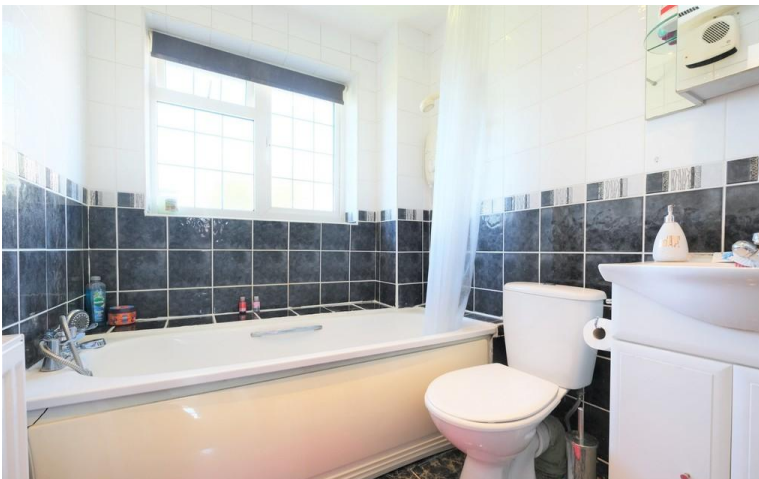
12' 3" x 8' 6" (3.73m x 2.59m) (measured to back of wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

6' 3" x 5' 11" (1.91m x 1.8m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tiled flooring, tiled walls, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

35' 0" x 30' 0" (10.67m x 9.14m) Patio area with rest laid to lawn, side access.

#### OFF STREET PARKING

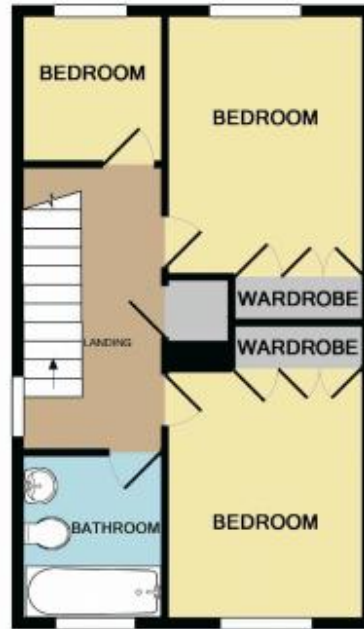
Driveway with rest laid to lawn, flower beds, side access.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 365 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** E

**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>		76
(55-68) <b>D</b>	57	
(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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