

THOMAS BROWN

ESTATES

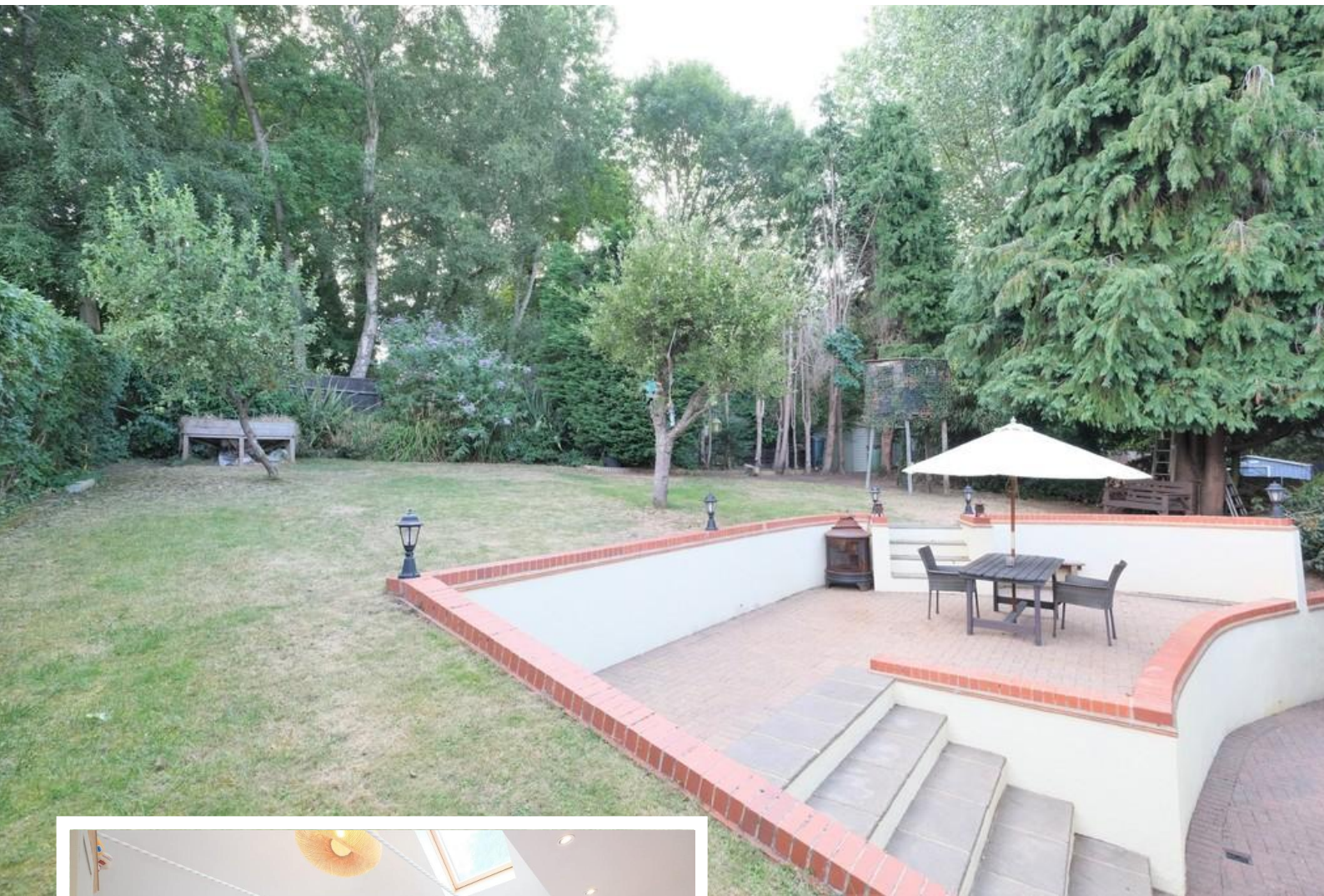


102 Beddington Road, Orpington, BR5 2TE

Asking Price: £650,000

- 5 Bedroom, 2 Bathroom Semi-Detached House
- Double Storey Side/Rear Extended & Loft Converted
- Backs onto Scadbury Park
- Fantastic Secluded Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this very well presented, deceptively spacious (1881 sqft) double storey side/rear extended and loft converted five bedroom two bathroom semi-detached property boasting a fantastic secluded rear garden that backs onto the ever sought after Scadbury Park. The accommodation comprises: entrance hall, dining room, fitted kitchen, lounge with direct access to the rear garden, utility cupboard and integral garage to the ground floor. To the first floor are four bedrooms, three being large doubles with the master boasting a feature vaulted ceiling and en-suite with separate bath and walk-in shower, and a family bathroom. To the second floor is the fifth bedroom. Externally there is a large secluded rear garden mainly laid to lawn with numerous seating areas perfect for alfresco dining and entertaining and a block paved drive to the front. Beddington Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of property, garden and location on offer.



ENTRANCE HALL

Double glazed door to front, tiled flooring, radiator.

LOUNGE

17' 1" x 13' 0" (5.21m x 3.96m) Double glazed window to rear, double glazed patio doors to side, tiled flooring.

DINING ROOM

15' 4" x 15' 0" (4.67m x 4.57m) Double glazed bay window to front, solid wood flooring.

KITCHEN

18' 7" x 8' 9" (5.66m x 2.67m) Range of matching wall and base units with worktops over, double stainless steel sink and drainer, space for cooker, space for American fridge/freezer, space for dishwasher, understairs storage cupboard, double glazed window to rear, double glazed door to rear, tiled flooring.

UTILITY ROOM

Space for washing machine, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front, carpet, radiator.

BEDROOM 1

13' 11" x 12' 11" (4.24m x 3.94m) Double glazed window to rear, two Velux windows, feature faulted ceiling, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, Jacuzzi bath, double walk-in shower with rainforest head, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM

12' 11" x 10' 8" (3.94m x 3.25m) Double glazed window to front, carpet, radiator.

BEDROOM

12' 0" x 10' 8" (3.66m x 3.25m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM

9' 11" x 8' 5" (3.02m x 2.57m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bidet, bath with shower over, two double glazed opaque windows to rear, tiled walls, tiled flooring.

STAIRS TO SECOND FLOOR LANDING

Velux window to front, carpet.

BEDROOM

13' 8" x 13' 0" (4.17m x 3.96m) (measured at maximum) (part restricted headroom) Double glazed window to side, Velux window to front, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

90' 0" x 80' 0" (27.43m x 24.38m) (measured at maximum) Two block paved patio areas, decked area, laid to lawn, mature shrubs, numerous seating areas, backs onto Scadbury park.

INTEGRAL GARAGE

16' 5" x 9' 7" (5m x 2.92m) Roller style door, door to side.

OFF STREET PARKING

Block paved drive, artificial lawn, stairs to front door, covered entrance.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA: 1881 sq.ft. (174.7 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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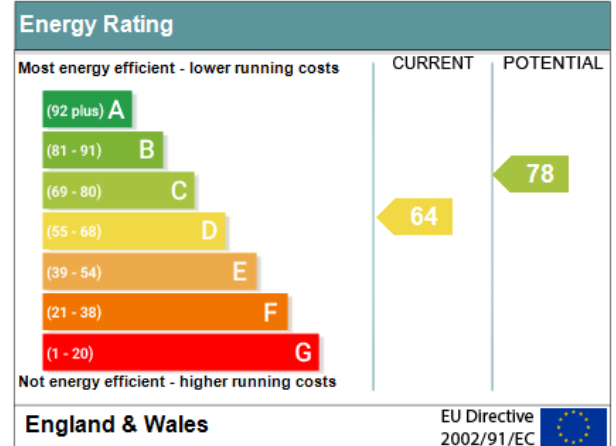
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 102 Beddington Road, ORPINGTON, BR5 2TE
RRN: 6532-5523-3100-0279-8222



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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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