

THOMAS BROWN

ESTATES



57 Anglesea Road, Orpington, BR5 4AN

Offers IEO: £450,000

- Extended 3 Bedroom Semi Detached House
- 100ft Rear Garden (Approx.)
- Off Street Parking
- Lounge & Dining Room





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom semi-detached property boasting a central location for many local amenities, driveway and a very well presented 100' rear garden. The accommodation comprises; entrance porch and hall, lounge with sliding doors to the dining room and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a large rear garden (100') mainly laid to lawn with numerous seating areas and a driveway to the front. 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.



FRONT

Driveway with mature shrubs.

ENTRANCE PORCH

Door to front, windows to front and sides, tiled flooring.

ENTRANCE HALL

Wooden opaque door to front, opaque window to front, storage cupboard, carpet, radiator.

LOUNGE

20' 5" x 11' 6" (6.22m x 3.51m) Double glazed window to front, carpet, covered radiator, double glazed sliding door to dining room.

DINING ROOM

11' 7" x 9' 3" (3.53m x 2.82m) Double glazed window to side, carpet, radiator, double glazed sliding door to rear.

KITCHEN

9' 9" x 8' 6" (2.97m x 2.59m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated central heating boiler, integrated fridge, integrated extractor, electric cooker to stay, space for dishwasher, space for washing machine, double glazed window to rear, double glazed opaque window and door to side, tiled splashback, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

BEDROOM 1

11' 5" x 11' 0" (3.48m x 3.35m) Range of fitted wardrobes and vanity desk, double glazed window to front, carpet, radiator.



BEDROOM 2

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 7" x 8' 0" (2.62m x 2.44m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with electric shower over and attachment, double glazed opaque windows to rear and side, tiled flooring, tiled walls, heated towel rail.

WC

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



OTHER BENEFITS I INCLUDE

GARDEN

100' (approx.) Patio area with rest laid to lawn, mature shrubs and flowerbeds, brick built shed, shed, multiple seating areas.

OFF STREET PARKING

CENTRAL HEATING SYSTEM

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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:

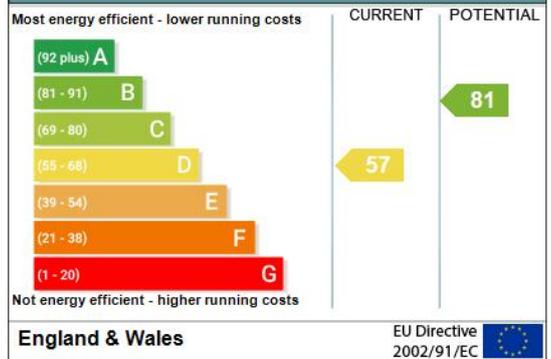
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 57 Anglesea Road, ORPINGTON, BR5 4AN
RRN: 9360-2957-1200-2802-1071

Energy Rating



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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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