

# THOMAS BROWN

ESTATES



**11 Anglesea Road, Orpington, BR5 4AN**

**Asking Price: £375,000**

- 3 Bedroom Mid Terrace Cottage
- Original Features & Modern Decor
- Very Well Presented, No Forward Chain
- Close to St. Mary Cray Station





## Property Description

Thomas Brown Estates are delighted to offer this must view, very well presented three bedroom mid terrace cottage originally built in 1690 and part of the South Cray Farmhouse with the added bonus of being offered to the market with no forward chain. This property boasts a fantastic blend of character and modern finishes with features such as exposed ceiling beams reclaimed from old sailing ships. This unique property comprises; porch, lounge and modern kitchen/diner that spans the rear of the property to the ground floor. To the first floor there are two bedrooms with fitted storage and a bright family bathroom. To the second floor is the master bedroom. Externally there is a private garden to the rear and on street parking to the front. Anglesea Road is well located for Orpington, Petts Wood and St. Mary Cray mainline stations, as well as local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed composite door to side, opaque windows to front, Parquet flooring.

#### LOUNGE

15' 02" x 12' 03" (4.62m x 3.73m) Window with shutters to front, carpet, radiator.

#### KITCHEN/DINER

15' 04" x 9' 02" (4.67m x 2.79m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated induction hob and oven with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for table and chairs, double glazed door to rear, two double glazed windows to rear, Karndean flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Window to front, storage cupboard, carpet, radiator.

#### BEDROOM 2

9' 08" x 9' 07" (2.95m x 2.92m) Built in storage, two windows to front with shutters, carpet, radiator.

#### BEDROOM 3

8' 09" x 8' 02" (2.67m x 2.49m) Built in storage, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, opaque double glazed window to rear, vinyl flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Storage cupboard housing boiler, carpet.

#### BEDROOM 1

11' 11" x 10' 03" (3.63m x 3.12m) (measured to front of wardrobes) (restricted head height) Fitted wardrobes, window with shutters to front, carpet.

#### OTHER BENEFITS INCLUDE:

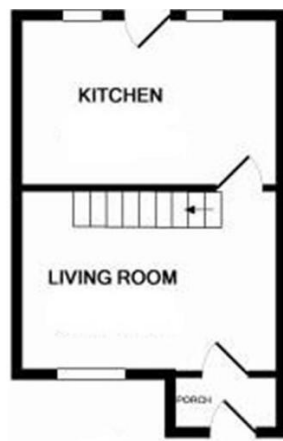
#### GARDEN

36' 0" x 17' 0" (10.97m x 5.18m) Patio area with rest laid to lawn, rear access.

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





Ground Floor



First Floor



Second Floor

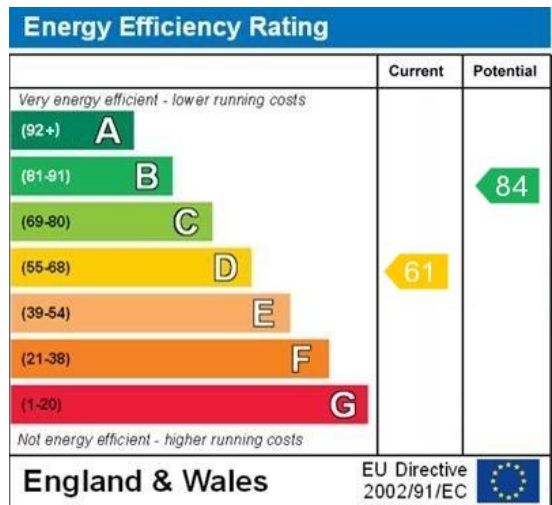
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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:** D

**Construction:** Standard

**Tenure:** Freehold



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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

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

