

THOMAS BROWN

ESTATES



43 Petten Grove, Orpington, BR5 4PU

Asking Price: £425,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- No Forward Chain
- Fantastic Potential to Extend (STPP)
- Close to Many Local Amenities





Property Description

Thomas Brown Estates are delighted to offer this purpose built three bedroom, two reception room semi-detached family home boasting fantastic potential to extend (STPP) and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance hallway, lounge, dining room, kitchen and lean to, to the side and across the rear to the ground floor. To the first floor there is a landing giving access to three bedrooms, shower room and a separate WC. Externally there is a rear garden with a garage to the rear (vehicular access) and a driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Petten Grove is well located for local schools, shops, bus routes and Orpington and St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Driveway, side access, mature shrubs and flowerbeds.

ENTRANCE PORCH

Double glazed sliding door to front, double glazed window to side, vinyl flooring.

ENTRANCE HALL

Wooden door to front, opaque double glazed window to side, carpet, radiator.

LOUNGE

12'11" x 12'01" (3.94m x 3.68m) Double glazed window to front, carpet, radiator.

KITCHEN

10'02" x 9'10" (3.1m x 3m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated oven and electric hob with extractor over, tiled splashback, under stairs storage, opaque double glazed door to rear, double glazed window to rear, tiled effect flooring.

DINING ROOM

9'11" x 9'0" (3.02m x 2.74m) Double glazed window to rear, carpet, radiator.

LEAN-TO

16'07" x 5'10" (5.05m x 1.78m) Space for washing machine, double glazed sliding door to rear, door to side, windows to both sides and rear, radiator.

SIDE LEAN-TO

13'09" x 4'04" (4.19m x 1.32m) Double glazed door to rear, opaque double glazed door to front.

STAIRS TO FIRST FLOOR LANDING

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

BEDROOM 1

12'01" x 10'08" (3.68m x 3.25m) (measured to back of fitted wardrobe) Fitted wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

10'08" x 10'0" (3.25m x 3.05m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8'08" x 8'01" (2.64m x 2.46m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

SHOWER ROOM

Wash hand basin, double shower cubicle, opaque double glazed window to rear, carpet, radiator.

CLOAKROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

60'0" (18.29m) Mainly laid to lawn, rear access, brick built shed, shed, pond.

GARAGE

17'09" x 9'04" (5.41m x 2.84m) Rear access, up and over door, door to side, window to side, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

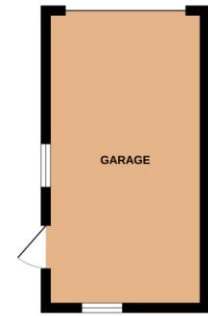
NO FORWARD CHAIN



GROUND FLOOR
643 sq ft (59.7 sq m.) approx.

1ST FLOOR
425 sq ft (39.5 sq m.) approx.

OUTBUILDINGS
184 sq ft (17.1 sq m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.3 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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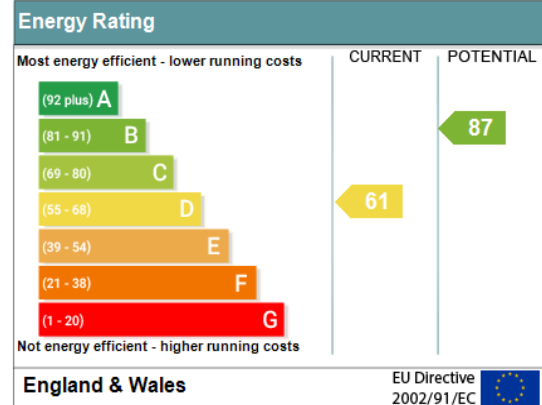
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 43 Petten Grove, ORPINGTON, BR5 4PU
RRN: 2234-3023-7209-7487-5200



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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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