

THOMAS BROWN

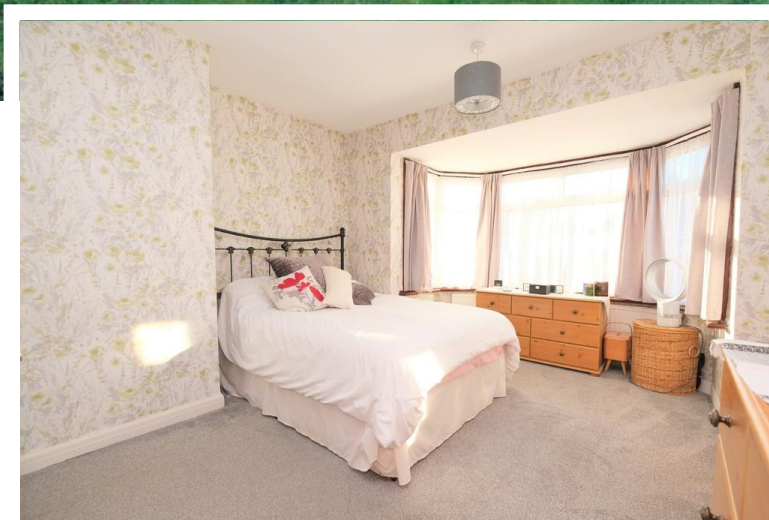
ESTATES



35 Brookmead Way, Orpington, BR5 2BQ **Fixed Price: £465,000**

- 3 Bedroom Side Extended Semi-Detached House
- No Forward Chain
- Potential to Extend Further (STPP)
- Close to Orpington & St. Mary Cray Stations





Property Description

Thomas Brown Estates are delighted to offer this side extended three bedroom semi detached property boasting further potential to extend across the rear (STPP), drive for numerous vehicles and a garage with vehicular access to the rear, set within a sought after location in Orpington central to many local schools and amenities. The property is being offered to the market with no forward chain and comprises: entrance hall, spacious lounge, dining room and a modern kitchen/breakfast room to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn with a patio, driveway to the front and garage to the rear. Brookmead Way is well located for local schools, shops, bus routes and Orpington & St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





FRONT

Block paved driveway for numerous vehicles.

ENTRANCE PORCH

Wooden door to front, opaque window to side, tiled flooring.

ENTRANCE HALL

Opaque double glazed door to front, double glazed window to side, under stairs storage cupboard, vinyl flooring, radiator.

LOUNGE

15' 03" x 12' 10" (4.65m x 3.91m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

15' 0" x 10' 01" (4.57m x 3.07m) Double glazed sliding door to rear, carpet, two radiators.



KITCHEN/BREAKFAST ROOM

13' 02" x 12' 07" (4.01m x 3.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, space for cooker, space for fridge/freezer, space for washing machine, space for dryer, space for dishwasher, space for table and chairs, opaque double glazed door to rear, double glazed window to front and rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

BEDROOM 1

15' 08" x 12' 10" (4.78m x 3.91m) (measured at maximum) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 07" x 8' 03" (3.23m x 2.51m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 02" x 6' 08" (2.49m x 2.03m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to side, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

42' 0" (12.8m) Patio area with rest laid to lawn, mature shrubs.

GARAGE

Vehicular access from rear.

OFF STREET PARKING

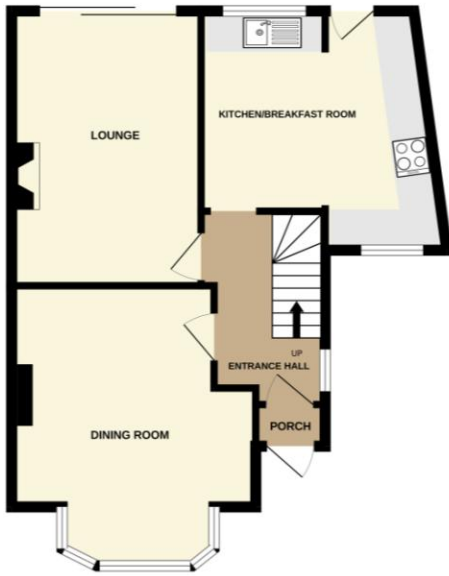
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



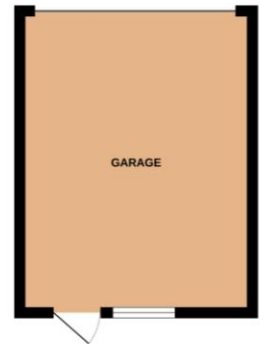
GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



OUTBUILDING
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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