

THOMAS BROWN

ESTATES

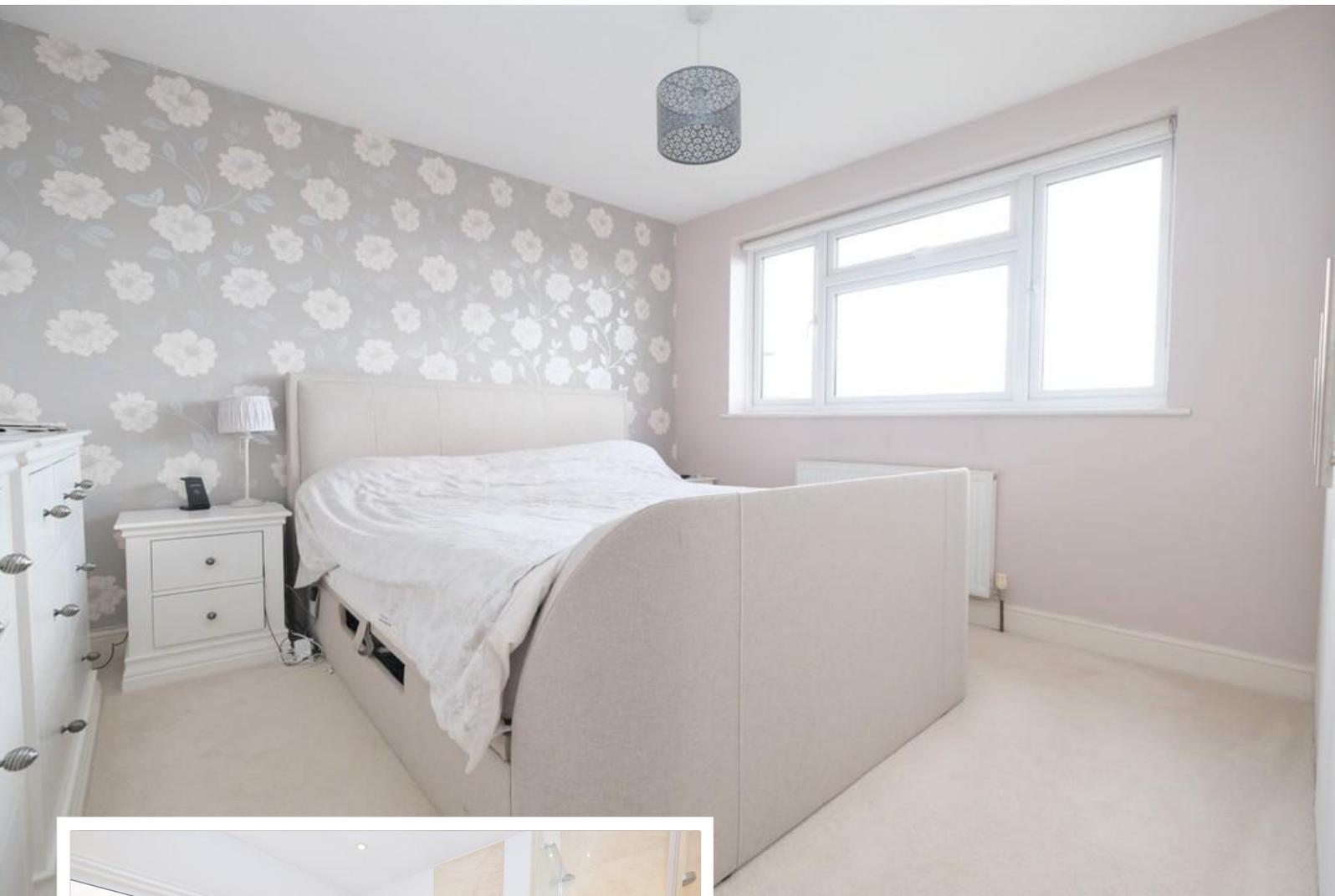


5 Nicolson Road, Orpington, BR5 4EH

Asking Price: £500,000

- 4 Bedroom Extended Semi-Detached House
- Off Street Parking
- Deceptively Spacious
- Sought After Mungo Park Way Development





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious rear extended four bedroom semi-detached house set in a quiet central Orpington location. The property on offer comprises: entrance hall, through lounge/diner with bi-fold doors to the rear garden, modern fitted kitchen/diner, bedroom 4, conservatory, utility room and WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a spacious family bathroom with separate bathroom and shower cubicle. Externally, there is a landscaped garden to the rear aspect of the property and off street parking to the front. Nicolson Road is well located for local schools, shops, bus routes and St Mary Cray, Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed composite door to front, double glazed window to side, engineered wood flooring, radiator.

LOUNGE/DINER

23' 5" x 13' 5" (7.14m x 4.09m) Double glazed window to front, double glazed bi-folding doors to rear, carpet, two covered radiators.

KITCHEN/DINER

18' 8" x 11' 0" (5.69m x 3.35m) (measured at maximum) (opens to conservatory dining space) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, integrated oven, integrated 5 ring gas hob with extractor over, double glazed windows to three sides, double glazed French doors to side, tiled flooring, radiator.

UTILITY ROOM

Range of matching wall and base units with granite worktops over, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled flooring.

INTERNAL HALL

Storage cupboard, tiled flooring, covered radiator.

BEDROOM 4

12' 11" x 8' 5" (3.94m x 2.57m) Double glazed window to front, carpet, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, double glazed window to side, carpet.

BEDROOM 1

12' 10" x 11' 9" (3.91m x 3.58m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 10" x 10' 10" (3.91m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 5" x 8' 5" (2.87m x 2.57m) Fitted wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

9' 5" x 8' 5" (2.87m x 2.57m) Low level WC, wash hand basin in vanity unit, bath with shower attachment, double shower cubicle, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

29' 0" x 28' 0" (8.84m x 8.53m) Landscaped, patio area with rest artificial lawn.

OFF STREET PARKING

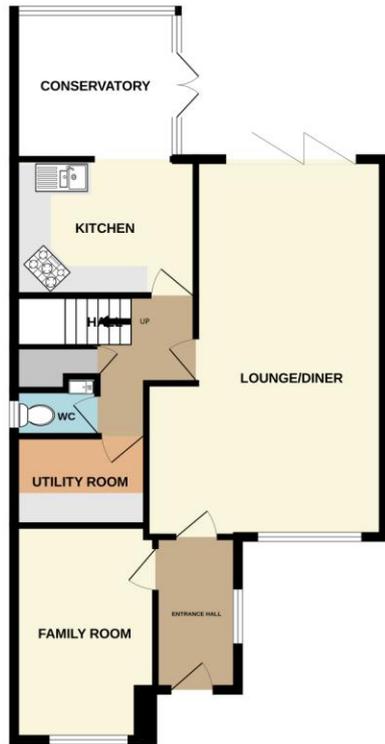
Block paved drive, part laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED

GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.6 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:

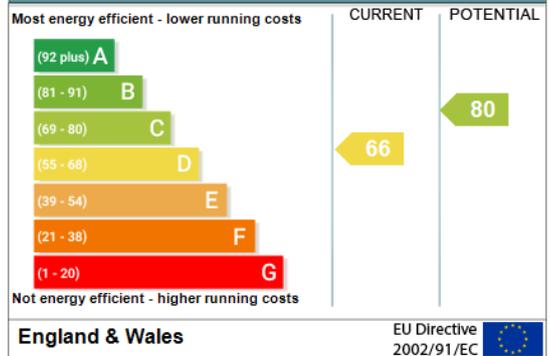
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 5 Nicolson Road, ORPINGTON, BR5 4EH
RRN: 4337-0822-1200-0783-3206

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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