

# THOMAS BROWN

ESTATES



**5 Wellington Road, Orpington, BR5 4AG**

**Fixed Price: £335,000**

- 2 Double Bedroom Semi-Detached House
- Externally Rendered & Insulated
- 2 Reception Rooms, Very Well Presented
- Close to St Mary Cray Station





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, two reception room semi detached property, situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; living room, dining room, modern fitted kitchen and family bathroom to the ground floor and two double bedrooms to the first floor. Externally there is on street parking, low maintenance rear garden with side access and a very useful outbuilding providing storage and a utility room. Points to note are the property has a newer style roof (2017), new flooring in the lounge and dining room, externally rendered and insulated, and an Envirovent ventilation system has been installed. Wellington Road is within 1 mile of St Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Internal viewing is highly recommended to appreciate the size and specification on offer.



#### LOUNGE

11' 11" x 11' 01" (3.63m x 3.38m) Double glazed door to front, double glazed window to front, laminate flooring, radiator.

#### DINING ROOM

11' 10" x 11' 01" (3.61m x 3.38m) (measured at maximum) Under stairs storage, double glazed window to rear, laminate flooring, radiator with cover.

#### KITCHEN

9' 02" x 6' 10" (2.79m x 2.08m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven and grill, space for fridge/freezer, space for slimline dishwasher, double glazed door to side, tiled flooring, radiator.



#### BATHROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

12' 0" x 11' 04" (3.66m x 3.45m) Storage cupboard, double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 10" x 8' 02" (3.61m x 2.49m) Storage cupboard, double glazed window to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

25' 0" x 16' 0" (7.62m x 4.88m) (measured at maximum) Decked area, artificial lawn, side access, low maintenance.

#### OUTBUILDING

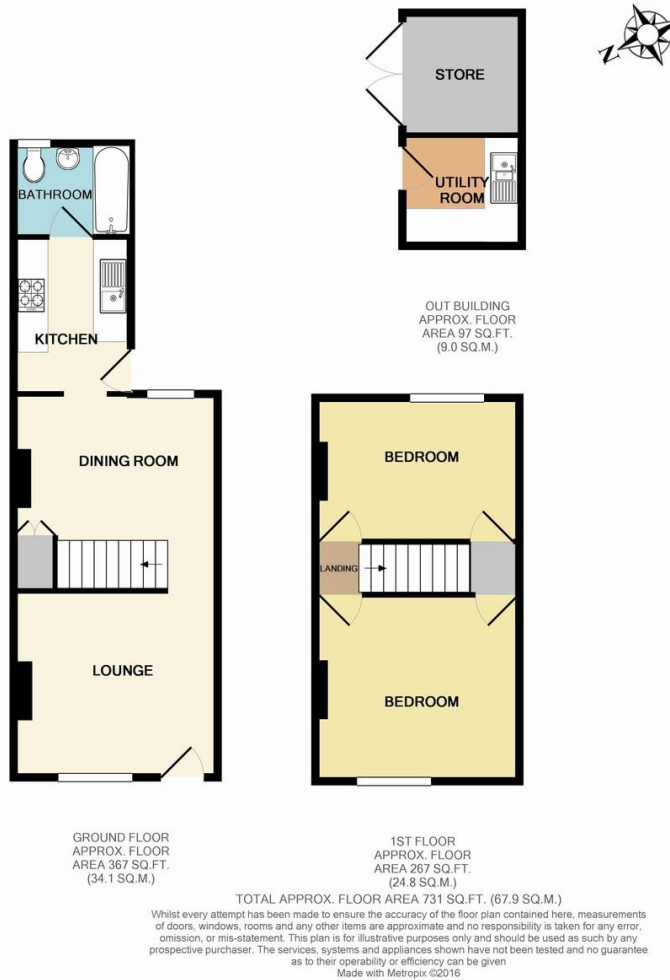
Half used as storage/half used as Utility Room:

One and a half bowl stainless steel sink and drainer, space for washing machine, space for dryer, space for under counter fridge, wooden door to front, tiled flooring.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



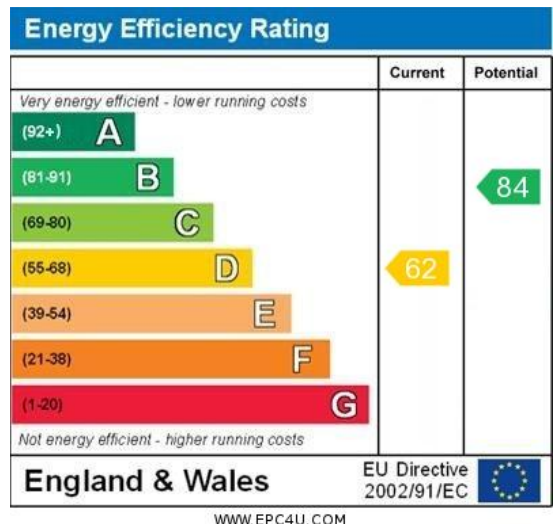


## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold



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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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