

THOMAS BROWN

ESTATES



8 Shoreham Road, Orpington, BR5 2QZ

Fixed Price: £440,000

- 3 Bedroom Semi-Detached House
- Bonus Loft Room
- Off Street Parking
- Close to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached house set within a residential close in St Paul's Cray. The accommodation on offer comprises: entrance porch, entrance hall, through lounge/diner, kitchen, conservatory and lean-to/utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom with separate bath and shower cubicle. Another staircase leads to a loft room. Externally there is a well maintained garden to the rear, and the property also boasts double glazing and central heating. Off street parking is provided to the front of the property. Shoreham Road is well located for local schools, shops, bus routes and St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view the accommodation on offer.





ENTRANCE PORCH

Double glazed door and panels to front, vinyl tiled flooring.

ENTRANCE HALL

Double glazed door and panels to front, under stairs storage, laminate flooring, radiator.

LOUNGE/DINING ROOM

25' 0" x 11' 08" (7.62m x 3.56m) Feature fireplace, double glazed bay window to front, double glazed patio doors to conservatory, wood flooring, two radiators.

CONSERVATORY

20' 10" x 7' 03" (6.35m x 2.21m) Part brick walls, double glazed patio doors to rear garden, double glazed panels to three sides, tiled flooring, radiator.

KITCHEN

14' 06" x 9' 01" (4.42m x 2.77m) (measured to widest point) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven and hob with extractor over, space for fridge/freezer, space for fridge, plumbing for dishwasher, tiled splashbacks, storage cupboard housing washing machine and dryer, double glazed window to rear, tiled flooring, radiator.

LEAN-TO/UTILITY AREA

14' 01" x 6' 06" (4.29m x 1.98m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, wooden doors to front, double glazed French doors to garden, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

BEDROOM 1

11' 07" x 10' 09" (3.53m x 3.28m) (plus recess 5' 09" x 4' 10") Built in storage, two double glazed windows to rear, carpet, radiator.

BEDROOM 2

13' 02" x 9' 11" (4.01m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM 3/DRESSING ROOM

10' 01" x 7' 04" (3.07m x 2.24m) (measured to back of fitted wardrobes) Built in wardrobes, double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath, storage cupboard, double glazed window side, vinyl flooring, heated towel rail.

STAIRS TO LOFT ROOM

LOFT ROOM

22' 0" x 12' 07" (6.71m x 3.84m) (measured at 1 metre height) Double glazed window to side, eaves storage, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

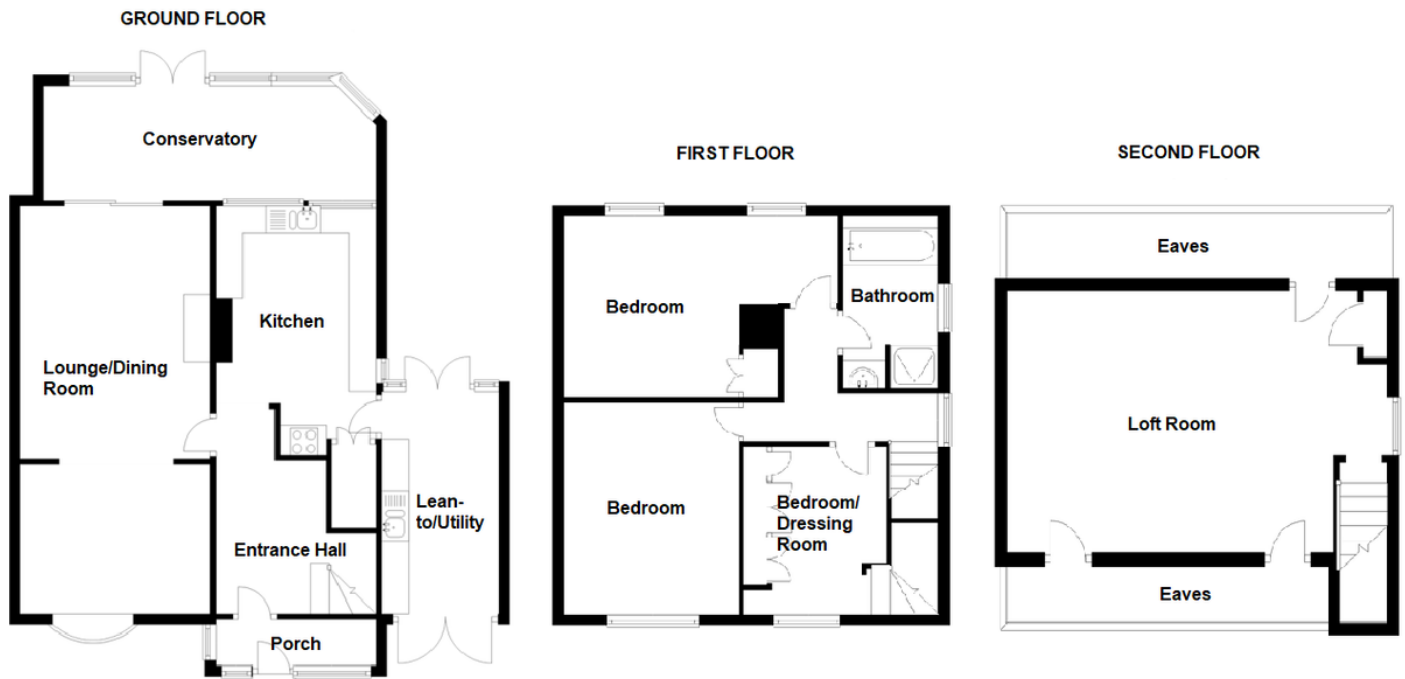
50' 0" (15.24m) (approx.) Patio area with restlaid to lawn, large shed.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



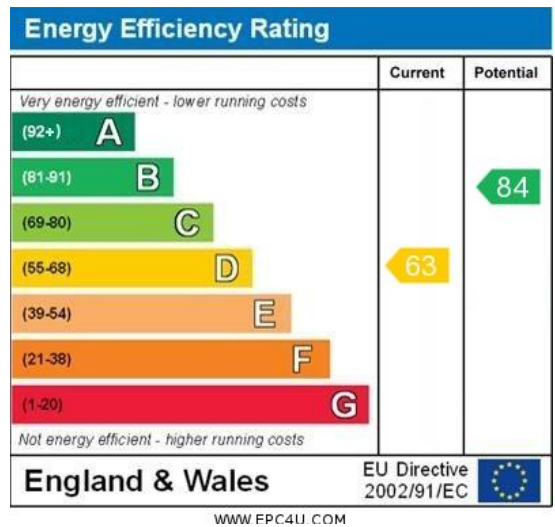


Other Information:

Council Tax Band: E

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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