

# THOMAS BROWN

ESTATES



**44 Anglesea Road, Orpington, BR5 4AW** **Asking Price: £404,000**

- 2 Bedroom Victorian End of Terrace House
- 22' Lounge & 25' Kitchen/Diner
- Deceptively Spacious, Recently Decorated
- Walking Distance to St. Mary Cray Station





## Property Description

Thomas Brown Estates are delighted to offer this side extended, recently decorated and deceptively spacious two bedroom Victorian property boasting a 22' lounge and a 25' kitchen/diner, private garden and a driveway. The accommodation comprises; large lounge, dual aspect kitchen/diner with direct access to the rear garden and a spacious shower room to the ground floor. To the first floor are two bedrooms. Externally there is a private garden mainly laid to lawn with a patio and side access with a driveway to the front. Anglesea Road is within easy walking distance of St. Mary Cray mainline station, Nugent Shopping Centre, local shops and bus routes. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the central location and floor space on offer.



#### FRONT

Block paved driveway with rest laid to lawn.

#### LOUNGE

22' 05" x 11' 05" (6.83m x 3.48m) Fireplace, double glazed window to front, solid oak wood flooring, radiator.

#### KITCHEN/DINER

25' 09" x 10' 01" (7.85m x 3.07m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob, integrated oven, space for fridge/freezer, space for washing machine, space for dryer, space for dishwasher, breakfast bar, double glazed French doors to rear, double glazed window to front, tiled flooring, two radiators.



#### SHOWER ROOM

11' 02" x 7' 07" (3.4m x 2.31m) Low level WC, wash hand basin, double shower cubicle, two opaque double glazed windows to rear, white marble walls, black granite tiled flooring, radiator.

#### STAIRS

Wooden flooring.

#### LANDING

Carpet.



#### BEDROOM 1

11' 05" x 8' 04" (3.48m x 2.54m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 04" x 8' 05" (3.45m x 2.57m) (not including wardrobe) Built in wardrobe, double glazed window to front, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

48' 0" (14.63m) Patio area with rest laid to lawn, side access.

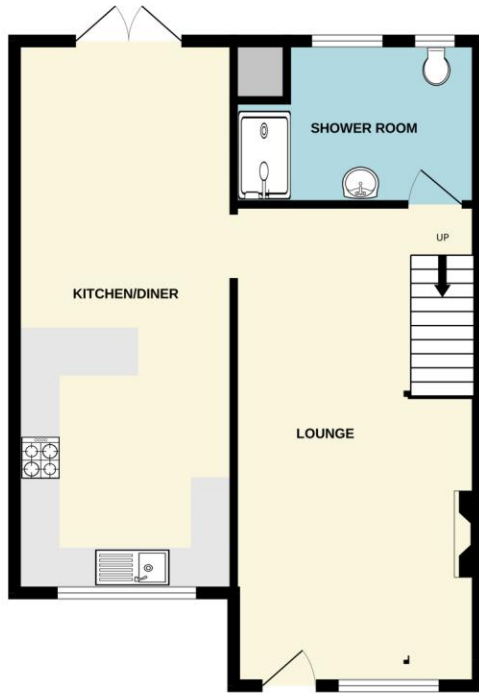
#### OFF STREET PARKING

#### DOUBLE GLAZING

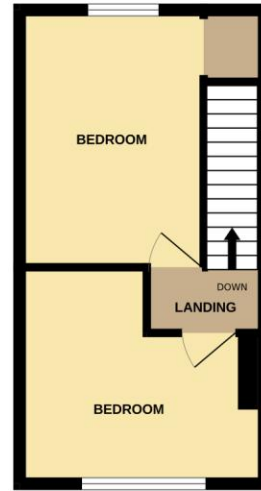
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 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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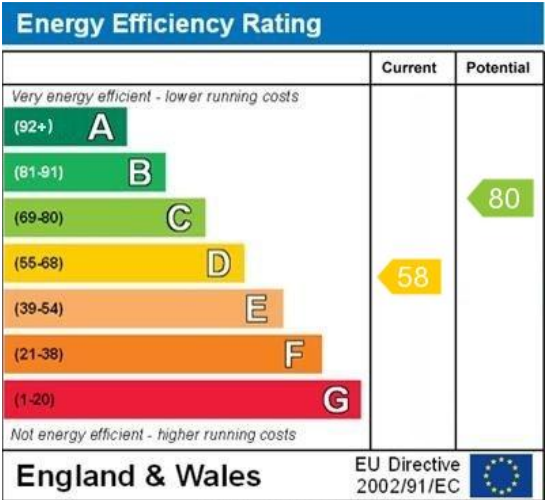


## Other Information:

**Council Tax Band:** B

**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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