

# THOMAS BROWN

ESTATES



**87 Whippendell Way, Orpington, BR5 3BZ**    **Asking Price: £410,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Boasting a 25' Kitchen/Diner, No Forward Chain
- Double Storey Side Extended
- Walking Distance to St. Mary Cray Station







## Property Description

Thomas Brown Estates are delighted to offer this double storey side extended, four bedroom two bathroom semi detached property boasting a 25' kitchen/diner, walking distance to St. Mary Cray Station and local shops and is being offered to the market with no forward chain. The accommodation comprises; entrance porch and hallway, lounge, 25' kitchen/diner with direct access to the rear garden, study and a shower room to the ground floor. To the first floor are four bedrooms and a family bathroom. Externally is a low maintenance rear garden and ample on road parking to the front. Whippendell Way is well located for St. Mary Cray Station, local schools, local shops, bus routes and playing fields. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floorspace on offer.



#### FRONT

Low maintenance front, on road parking.

#### ENTRANCE PORCH

Double glazed door to front, double glazed panels to front and sides, wood effect flooring.

#### ENTRANCE HALL

Opaque double glazed door to front, laminate flooring, radiator.

#### LOUNGE

15' 02" x 12' 04" (4.62m x 3.76m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

25' 02" x 9' 11" (7.67m x 3.02m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, integrated under counter fridge/freezer, space for washing machine, space for dishwasher, double glazed French doors to rear, two double glazed windows to rear, tile effect flooring, radiator.



#### STUDY

5' 08" x 5' 08" (1.73m x 1.73m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

11' 01" x 10' 08" (3.38m x 3.25m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 06" x 9' 09" (3.51m x 2.97m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

13' 10" x 9' 02" (4.22m x 2.79m) (measured at maximum) Two double glazed windows to front, two radiators.

#### BEDROOM 4

11' 04" x 5' 08" (3.45m x 1.73m) (measured at maximum) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to rear, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

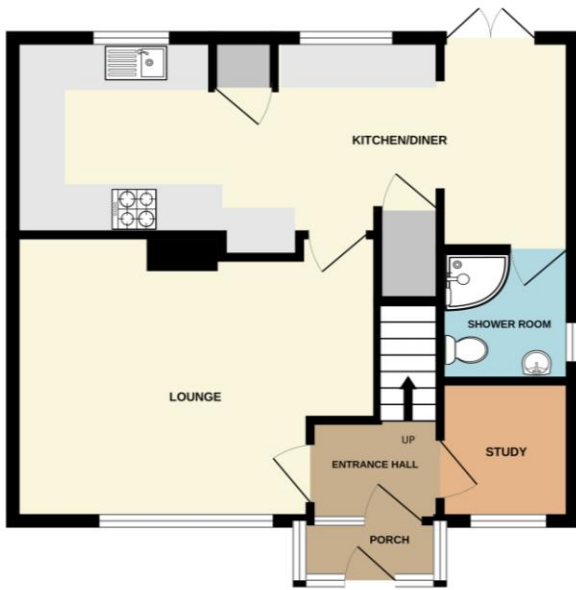
40' 0" x 30' 0" (12.19m x 9.14m) Low maintenance, artificial lawn, patio area, side access.

#### DOUBLE GLAZING

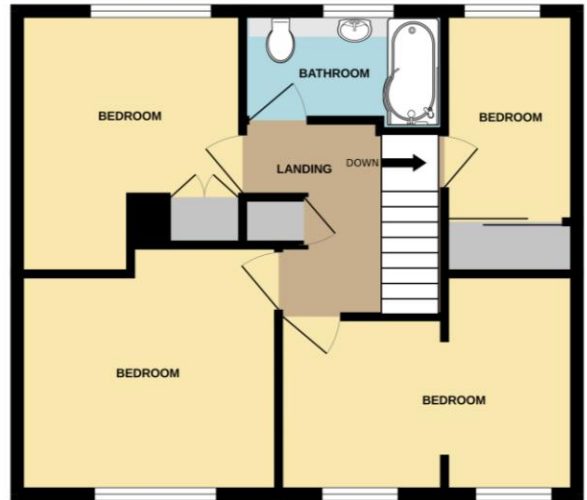
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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:

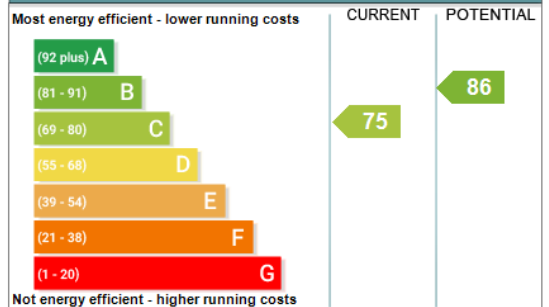
**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

Address: 87 Whippendell Way, ORPINGTON, BR5 3BZ  
RRN: 9647-3025-6207-3317-0204

### Energy Rating



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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