

THOMAS BROWN

ESTATES



76 The Avenue, St. Pauls Cray, BR5 3DH **Asking Price £400,000**

- 2 Double Bedroom Semi-Detached House
- Very Well Presented, Large Conservatory
- Fantastic Potential to Extend into Loft (STPP)
- Driveway for Two Vehicles





Property Description

Thomas Brown Estates are delighted to offer this very well presented, must view two double bedroom semi detached property boasting a fantastic conservatory to the rear, drive for two vehicles and great potential to extend into the loft (STPP). The accommodation comprises; entrance hall, lounge, kitchen and a conservatory to the ground floor. To the first floor are two double bedrooms (the master bedroom is of a size where it can be divided to create a third bedroom) and a modern shower room. Externally is a good size rear garden with a large decked area perfect for entertaining and alfresco dining with a driveway to the front for two vehicles. The Avenue 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 and location on offer.





FRONT

Driveway for two vehicles.

ENTRANCE HALL

Composite door to front, laminate flooring.

LOUNGE

15' 02" x 11' 02" (4.62m x 3.4m) Double glazed window with shutters to front, laminate flooring, radiator.

KITCHEN

15' 02" x 9' 06" (4.62m x 2.9m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for dishwasher, tiled splashback, double glazed window to rear, tile effect flooring, radiator.



CONSERVATORY

13' 07" x 11' 08" (4.14m x 3.56m) Brick built base, double glazed French doors to rear, double glazed windows to both sides, double glazed window to rear, tile effect flooring.

BEDROOM 1

18' 06" x 10' 02" (5.64m x 3.1m) Two double glazed windows with shutters to front, carpet, two radiators.

BEDROOM 2

10' 08" x 9' 08" (3.25m x 2.95m) Double glazed window with shutters to rear, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower, two opaque double glazed windows to rear, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

Large decked area with rest laid to lawn, side access.

OFF STREET PARKING

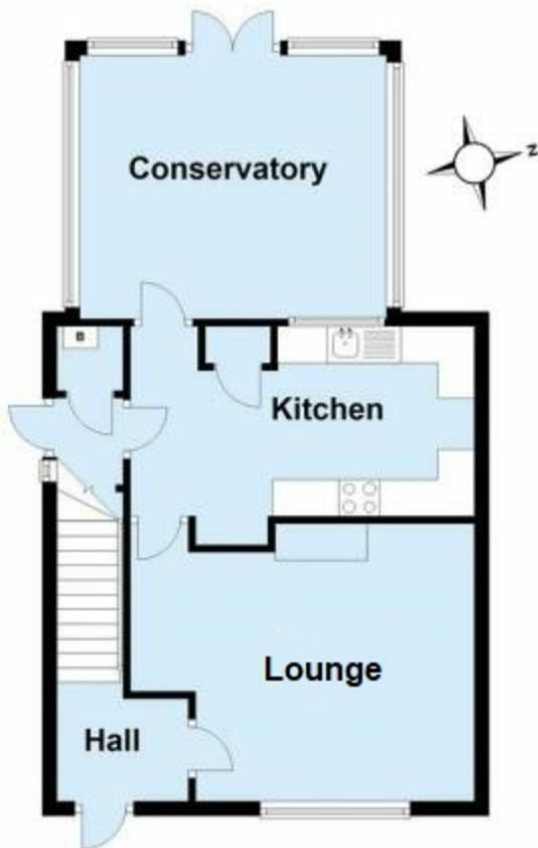
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Please note that the property is believed to be of a type of concrete construction and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Ground Floor



First Floor



Other Information:

Council Tax Band:

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Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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