

THOMAS BROWN

ESTATES



23 Sandpiper Way, Orpington, BR5 3NS

Asking Price: £290,000

- 1 Double Bedroom Mid-Terrace House
- Very Well Presented, Quiet Location
- Timber Built Cabin
- Close to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer for sale this very well presented one double bedroom mid terrace property situated within a quiet close, boasting allocated parking, landscaped rear garden and a timber built cabin perfect for a home office/gym. The property comprises: entrance hallway, spacious lounge/dining room leading to the rear garden and a modern fitted kitchen to the ground floor. To the first floor there is a landing area giving access to a double bedroom with a walk in wardrobe and a family bathroom. Externally there is a landscaped rear garden, allocated parking space and ample on road parking to the front. The property benefits from double glazing and a gas central heating system. The property is well located for St Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange a viewing.



FRONT

Driveway, part laid to lawn.

ENTRANCE PORCH

Door with panels to front and side.

ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE/DINER

16' 06" x 9' 07" (5.03m x 2.92m) Double glazed sliding door to rear, laminate flooring, radiator.

KITCHEN

6' 07" x 6' 06" (2.01m x 1.98m) Range of matching wall and base units with worktops over, stainless steel sink, extractor hood, space for cooker, space for fridge/freezer, space for washing machine, under stairs storage, double glazed window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Utility cupboard, carpet.

BEDROOM 1

11' 06" x 9' 08" (3.51m x 2.95m) Double glazed window to rear, carpet, radiator.

WALK-IN WARDROBE

Built-in storage, carpet.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

19' 0" x 10' 10" (5.79m x 3.3m) (measured up to Cabin) Patio area, composite decking, artificial lawn.

CABIN

9' 08" x 9' 05" (2.95m x 2.87m) Timber construction, French door to front, windows to front.

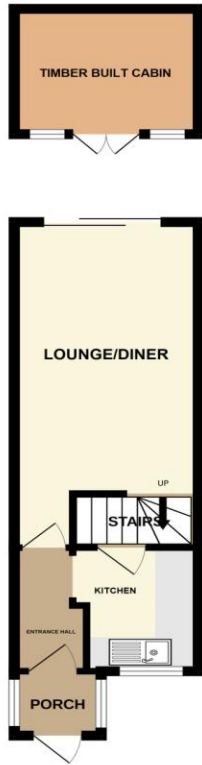
OFF STREET PARKING

DOUBLE GLAZING

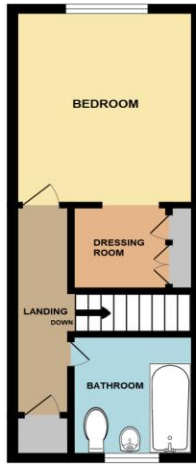
CENTRAL HEATING SYSTEM



GROUND FLOOR
349 sq ft. (32.4 sq.m.) approx.



1ST FLOOR
259 sq ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA - 608 sq ft. (56.5 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 can be given for their availability or effectiveness.

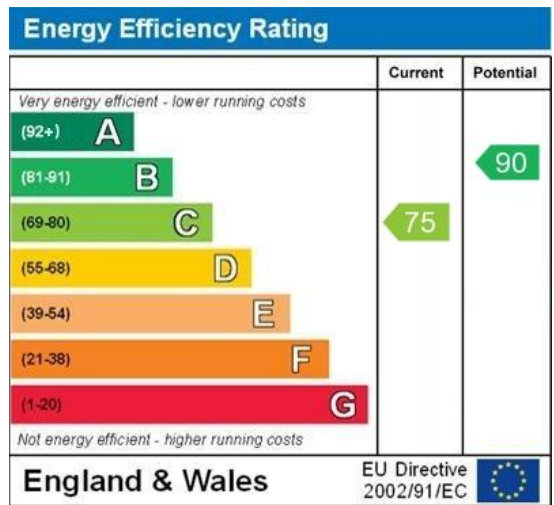


Other Information:

Council Tax Band: C

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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