

THOMAS BROWN

ESTATES

CASH BUYERS ONLY



31 Waldenhurst Road, Orpington, BR5 4HN

Asking Price: £335,000

- 4 Bedroom Semi-Detached Bungalow
- Off Street Parking
- Fantastic Potential for a Developer
- *CASH BUYERS ONLY*





Property Description

****CASH BUYERS ONLY**** Thomas Brown Estates are delighted to offer this four bedroom semi-detached chalet bungalow being offered to the market with no forward chain with fantastic potential for a developer. Please note the property does require full modernisation throughout including making the property water tight as it is currently open to the elements. The property comprises: entrance hallway, lounge/dining room, kitchen, bathroom and two bedrooms to the ground floor. To the first floor is a large landing and two bathrooms. Externally there is a good size rear garden and a drive to the front. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL
Door to side, radiator.

LOUNGE/DINER
28' 07" x 14' 0" (8.71m x 4.27m) (measured at maximum) Sliding doors to rear, windows to side.

KITCHEN
13' 0" x 8' 05" (3.96m x 2.57m) Door to side, windows to side and rear.

BEDROOM 1
13' 0" x 9' 03" (3.96m x 2.82m) Fitted wardrobes, bay window to front.



BEDROOM 4
9' 02" x 8' 06" (2.79m x 2.59m) Window to front.

BATHROOM

STAIRS

LANDING
14' 07" x 13' 0" (4.44m x 3.96m) Two windows to rear.



BEDROOM 2
11' 08" x 7' 04" (3.56m x 2.24m) Window to front.

BEDROOM 3
9' 02" x 8' 03" (2.79m x 2.51m) Window to front.

OTHER BENEFITS INCLUDE:

FRONT
Driveway.

GARDEN
80' 0" (24.38m) (approx.)

OFF STREET PARKING

NO FORWARD CHAIN



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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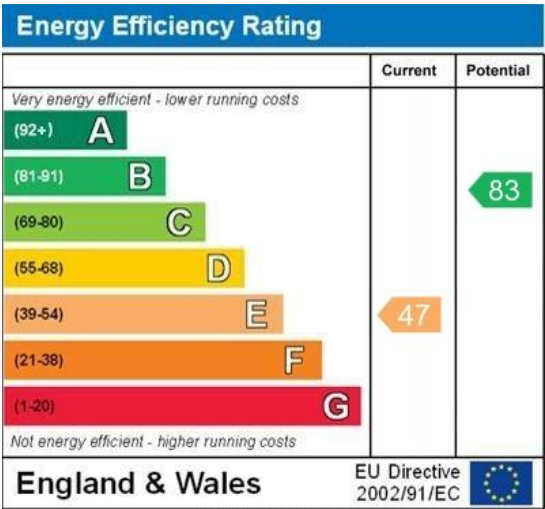


Other Information:

Council Tax Band: 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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