

THOMAS BROWN

ESTATES



2 Derry Downs, Orpington, BR5 4DT

Asking Price: £539,000

- 3 Bedroom Semi-Detached House
- Deceptively Spacious (1426 sqft)
- Potential to Extend to Side (STPP)
- Walking Distance to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to market this three bedroom and deceptively spacious semi-detached property. The property comprises: spacious entrance porch, entrance hallway, three reception rooms, fitted kitchen, shower-room and conservatory to the ground floor. To the first floor there is a very spacious landing area giving access to three bedrooms and a family bathroom. Externally the property boasts a private rear garden, and off street parking to the front. Additional benefits include double glazing and central heating system. The property is located within walking distance of St. Mary Cray station, local shops and recreation grounds/local countryside. Please call Thomas Brown Estates to arrange your appointment to view.



FRONT

Driveway with rest laid to lawn, shrubs and plants.

ENTRANCE PORCH

Double glazed door to front, double glazed panels to two sides, double glazed window to stairs.

ENTRANCE HALL

Two windows to kitchen, laminate flooring.

LOUNGE

21'01" x 10'06" (6.43m x 3.2m) Feature fireplace, double glazed patio doors to conservatory, double glazed window to rear, carpet, radiator.

RECEPTION ROOM 2

14'0" x 8'05" (4.27m x 2.57m) Double glazed window to front, carpet, radiator.



KITCHEN

12'03" x 8'08" (3.73m x 2.64m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink with mixer tap, integrated oven and hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, double glazed patio doors to garden, tiled flooring, radiator.

DINING ROOM

9'02" x 8'04" (2.79m x 2.54m) Laminate flooring, radiator.

CONSERVATORY

10'0" x 9'10" (3.05m x 3m) Double glazed French doors to garden, double glazed panels to three sides, tiled flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, under stairs storage, part tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Two double glazed windows to front, airing cupboard, carpet, radiator.



BEDROOM 1

14'11" x 11'06" (4.55m x 3.51m) Double glazed window to front, carpet, radiator.

BEDROOM 2

14'11" x 11'06" (4.55m x 3.51m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

10'10" x 9'01" (3.3m x 2.77m) Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, panel enclosed bath with shower over, two double glazed windows to side, loft access, part tiled walls, carpet, heated towel rail.



OTHER BENEFITS INCLUDE:

REAR GARDEN

30'0" x 30'0" (9.14m x 9.14m) (approx.) Patio area, decked area, two sheds, side access, outdoor power.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

FREEHOLD

COUNCIL TAX BAND: E

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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 as to their operability or efficiency can be given.
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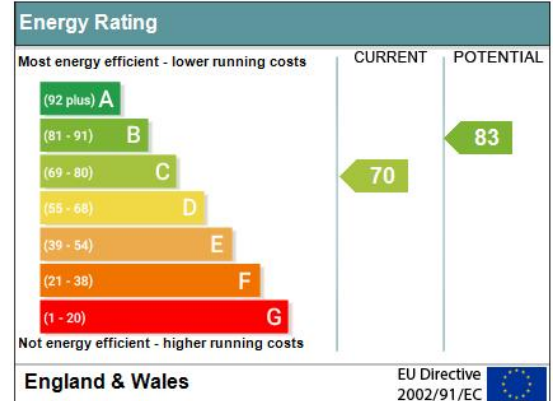
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 2 Derry Downs, ORPINGTON, BR5 4DT
RRN: 2837-8324-3200-0208-6226



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