

THOMAS BROWN

ESTATES



161 Petersham Drive, Orpington, BR5 2QF **Asking Price: £290,000**

- 1 Double Bedroom House, Allocated Parking
- No Forward Chain, Communal Garden
- Recently Renovated, Immaculately Presented
- Walking Distance to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this recently renovated, immaculately presented one bedroom property being offered to the market with no forward chain and views over local woodland and walking distance to St. Mary Cray Station and local shops. The accommodation comprises; hall area, dual aspect lounge/dining room and a modern kitchen to the ground floor. To the first floor is a good size double bedroom and family bathroom. Externally there are communal gardens, allocated and guest parking. Please note the following: new kitchen, bathroom and carpet installed in 2022, easy access to local amenities and great walks through local woodlands including Scadbury Park. Petersham Drive 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 quality of outlook and specification on offer.



FRONT

Allocated parking space, guest parking, communal gardens.

ENTRANCE HALL

Double glazed composite door to front, tiled flooring.

LOUNGE/DINER

14' 06" x 11' 11" (4.42m x 3.63m) Two double glazed windows, carpet, two radiators.

KITCHEN

7' 10" x 7' 10" (2.39m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, under stairs storage cupboard, double glazed window, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

11' 11" x 10' 07" (3.63m x 3.23m) Fitted wardrobe, built in wardrobe, airing cupboard, laminate flooring, two double glazed windows, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, backlit mirror with shaving point and anti-mist feature, bath with shower attachment and Rainforest head over, opaque double glazed window, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

COMMUNAL GARDENS

ALLOCATED PARKING

NO FORWARD CHAIN



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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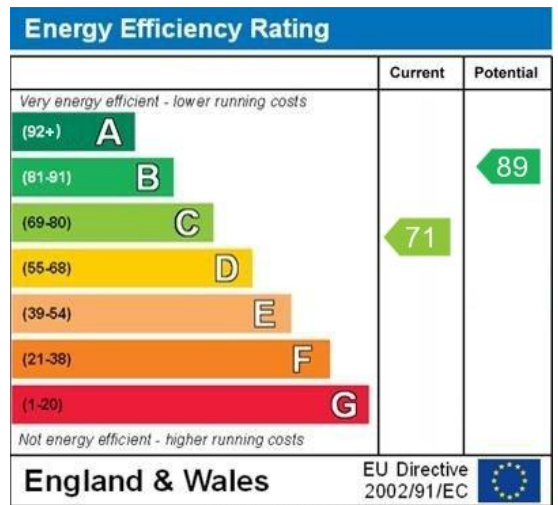


Other Information:

Council Tax Band: 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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