

THOMAS BROWN

ESTATES



67 Beddington Road, Orpington, BR5 2TF **Asking Price: £390,000**

- 3 Bedroom Semi-Detached House
- Modern Fitted Kitchen/Diner
- Well Presented Rear Garden
- Short Walk to Scadbury Park





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property set back from the road on an elevated position within a short walk to the ever popular Scadbury Park Nature Reserve. The property comprises: entrance hall, lounge and a modern fitted kitchen/diner that spans the rear of the property to the ground floor. To the first floor there are three bedrooms and the family bathroom. Externally there is a well presented rear garden mainly laid to lawn and a decked area perfect for alfresco dining and entertaining. Beddington Road is well located for St. Mary Cray Station, local schools including the sought after 'Outstanding' Midfield Primary School, local shops and bus routes. Internal viewing is highly recommended to appreciate the location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

On road parking, elevated position.

ENTRANCE HALL

Door and opaque panel to front, wood flooring, radiator.

LOUNGE

15' 03" x 12' 03" (4.65m x 3.73m) Double glazed window to front, wood flooring, radiator.

KITCHEN/DINER

14' 10" x 9' 03" (4.52m x 2.82m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated electric hob with extractor over, integrated oven, space for American fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, space for table and chairs, double glazed door to rear, double glazed window to rear, wood flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, storage cupboard, opaque double glazed door to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

BEDROOM 1

11' 03" x 10' 08" (3.43m x 3.25m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

11' 07" x 9' 10" (3.53m x 3m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

7' 07" x 7' 0" (2.31m x 2.13m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

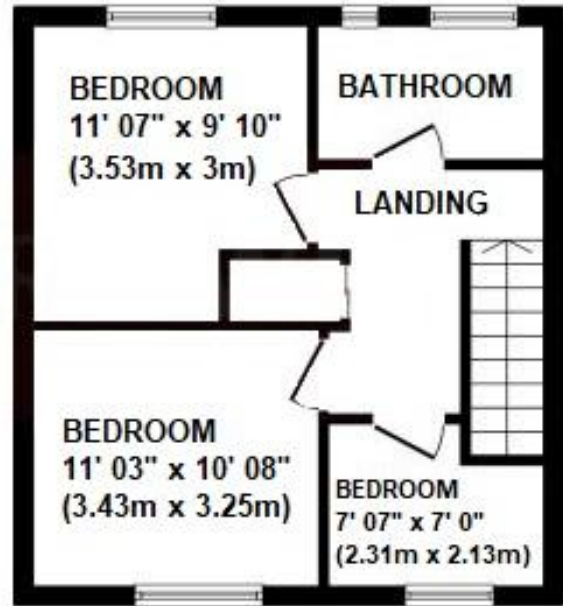
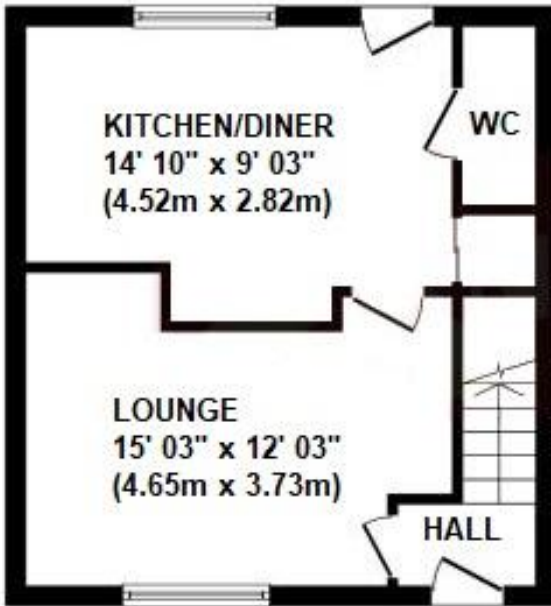
50' 0" (15.24m) Decked area, rest laid to lawn, flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ON ROAD PARKING





Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(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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