

THOMAS BROWN

ESTATES

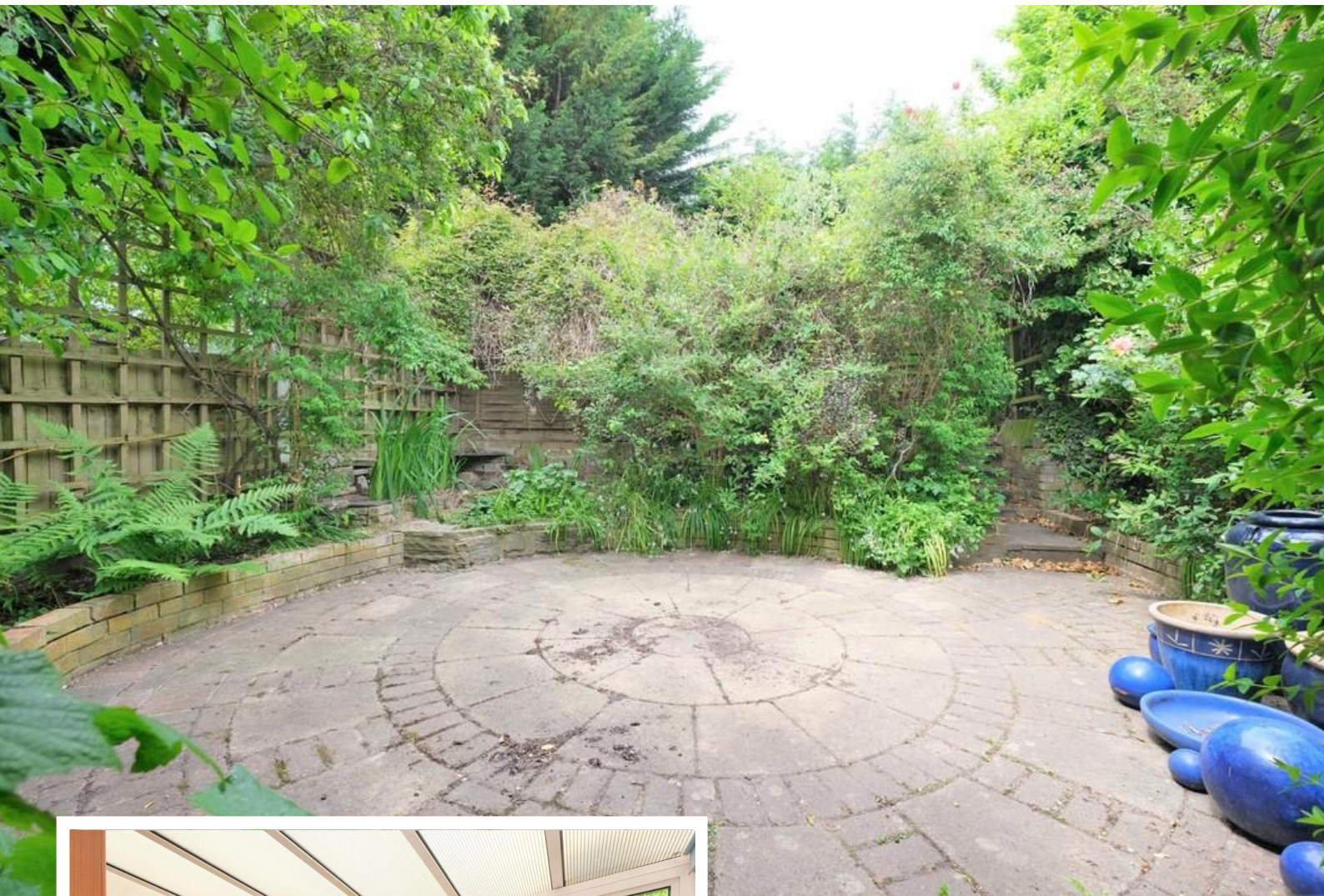


25 Longbury Drive, Orpington, BR5 2JU

Asking Price: £375,000

- 3 Bedroom Extended Semi-Detached House
- Modern Fitted Kitchen
- Off Street Parking, Workshop
- Close to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi detached property located within walking distance to local shops and St. Mary Cray Station. The property comprises: entrance porch and hallway, lounge, dining room, modern fitted kitchen and a conservatory that spans the rear of the property. To the first floor are three bedrooms and the family bathroom. Externally to the rear is a mature garden with a workshop and a drive to the front. Please note the property has a solid fuel heating system and does require modernisation throughout, this has been reflected in the asking price. Longbury Drive is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to view.



FRONT

Driveway, path to front door, flowerbeds.

ENTRANCE PORCH

Double glazed French doors to front, double glazed windows to front and side.

ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE

12' 02" x 11' 03" (3.71m x 3.43m) Solid fuel stove, double glazed window to front, carpet.

DINING ROOM

8' 11" x 8' 04" (2.72m x 2.54m) Double doors to conservatory, carpet, radiator.



KITCHEN

9' 02" x 9' 0" (2.79m x 2.74m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, integrated under counter fridge and freezer, tile splashback, double glazed window to side, laminate flooring.

CONSERVATORY

14' 11" x 8' 09" (4.55m x 2.67m) Double glazed French doors to rear, double glazed windows to side and rear, space for washing machine, carpet, electric radiator, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet, radiator.

BEDROOM 1

10' 11" x 10' 03" (3.33m x 3.12m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 06" x 9' 10" (3.51m x 3m) (measured at maximum) Built in and fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 04" x 8' 01" (2.54m x 2.46m) Fitted wardrobes, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, two opaque double glazed windows to rear, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

65' 0" (19.81m) Paved area, part laid to lawn, shed, workshop, mature shrubs.

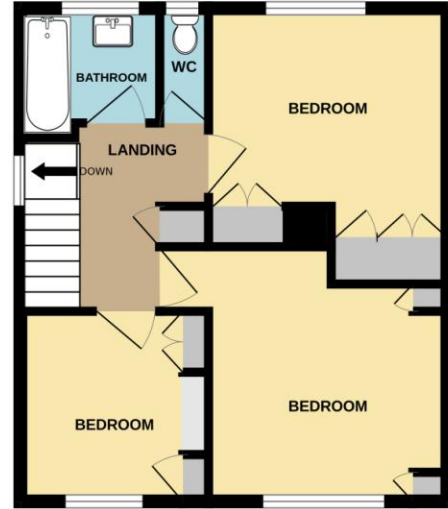
OFF STREET PARKING

DOUBLE GLAZING

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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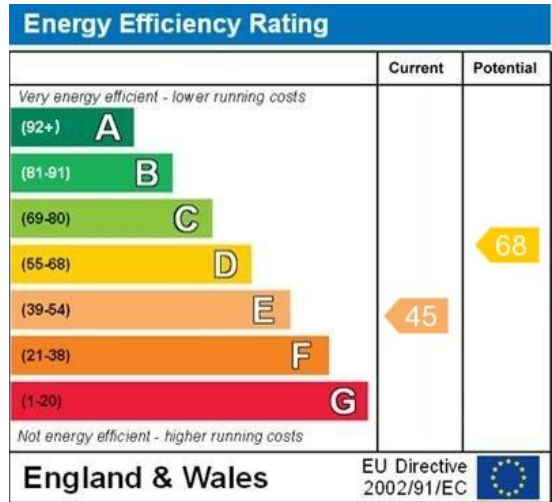


Other Information:

Council Tax Band: D

Construction: Please note that the property is believed to be of a type of concrete construction and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Tenure: Freehold



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No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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