

THOMAS BROWN

ESTATES



14 Ravensbury Road, Orpington, BR5 2NP **Guide: £520,000 - £535,000**

- 3 Double Bedroom Semi-Detached House
- Deceptively Spacious, Extended
- Potential to Extend into Loft Space (STPP)
- Close to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, purpose built larger style three double bedroom, rear extended semi detached property set within a convenient location in Orpington, close to St. Mary Cray Station and local shops. The accommodation on offer comprises: entrance hall, lounge that is open plan to the conservatory that spans the rear of the property, kitchen, dining room (the current owners have used this as a 4th bedroom) and a WC to the ground floor. To the first floor is the family bathroom and three double bedrooms. Externally there is a well maintained rear garden with spacious patio and decked area perfect for entertaining and alfresco dining and a driveway to the front for three vehicles. STPP there is potential to extend into the loft as many have done in the local area. Ravensbury Road is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT
Driveway for three vehicles.

ENTRANCE HALL
Composite door to front, under stairs storage cupboard, tiled flooring, radiator and cover.

LOUNGE
13' 03" x 12' 08" (4.04m x 3.86m) Open plan to conservatory, laminate flooring, radiator.

DINING ROOM
12' 08" x 9' 08" (3.86m x 2.95m) Double glazed window to front, carpet, radiator and cover.

KITCHEN
10' 06" x 10' 04" (3.2m x 3.15m) Open plan to conservatory, range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob, integrated double oven, integrated dishwasher, space for American fridge/freezer, tiled flooring.

CONSERVATORY
21' 06" x 9' 03" (6.55m x 2.82m) Double glazed French doors to side, double glazed windows to side and rear, laminate flooring, radiator.

COVERED SIDE ACCESS/UTILITY
Door to front and rear, space for fridge/freezer, space for washing machine and dryer.

CLOAKROOM
Low level WC, wash hand basin in vanity unit, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Double glazed windows to front and side, two storage cupboards, carpet, radiator.

BEDROOM 1
13' 04" x 12' 09" (4.06m x 3.89m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2
12' 09" x 9' 10" (3.89m x 3m) Double glazed window to front, carpet, radiator.

BEDROOM 3
10' 10" x 10' 02" (3.3m x 3.1m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN
40' 0" x 30' 0" (12.19m x 9.14m) Patio area and decked area with rest laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

OFF STREET PARKING

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.



GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.9 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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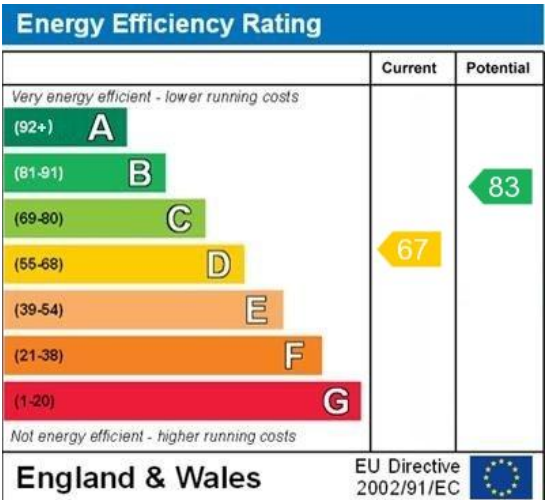


Other Information:

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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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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