

# THOMAS BROWN

ESTATES



**21 Northfield Avenue, Orpington, BR5 4JQ**

**Fixed Price: £400,000**

- 2 Bedroom Semi Detached Bungalow
- Kitchen/Breakfast Room
- Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this recently redecorated and rear extended two bedroom semi-detached bungalow, boasting off street parking and easy walking distance to local shops and Orpington High Street. The accommodation on offer comprises: entrance hallway, lounge, extended kitchen/breakfast room, two bedrooms and a bathroom. Externally there is a private rear garden and a driveway to the front. STPP there is fantastic potential to add to the already extended property into the loft space - as many have done in the location. The property is offered with no forward chain. Northfield Avenue is well located for local schools, Orpington High Street, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door to side, carpet, radiator, loft access.

#### LOUNGE

13' 8" x 12' 12" (4.17m x 3.96m) Feature fireplace, double glazed patio doors to garden, carpet, radiator.

#### BEDROOM 1

16' 4" x 11' 0" (4.98m x 3.35m) (measured into bay and back of fitted wardrobes). Fitted wardrobes, double glazed bay window to front, carpet, radiator.



#### BEDROOM 2

9' 8" x 9' 6" (2.95m x 2.9m) Double glazed window to front, carpet, radiator.

#### KITCHEN/BREAKFAST ROOM

17' 11" x 8' 4" (5.46m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and mixer tap, integrated oven and hob with extractor over, space for fridge, integrated freezer, two double glazed windows and patio doors to garden, tiled splashback, laminate flooring, radiator.



#### BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, tiled walls, vinyl flooring, double glazed window to side.

#### OTHER BENEFITS INCLUDE:

#### OFF STREET PARKING

#### GARDEN

30' 0" x 25' 0" (9.14m x 7.62m) (approx.) Mainly paved with decked area, shed, side access.

#### REDECORATED THROUGHOUT

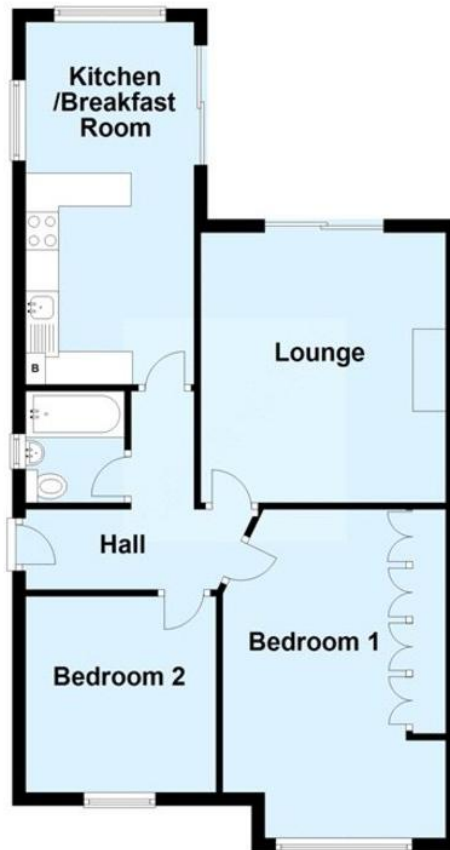
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

## Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

### Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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