

THOMAS BROWN

ESTATES



3 Dorney Rise, Orpington, BR5 2JG **Guide Price: £385,000-£395,000**

- Two Double Bedroom Terraced House
- Well Located for St Mary Cray & Petts Wood Stations
- Modern Kitchen/Diner
- Off Street Parking for Two Vehicles





Property Description

Thomas Brown Estates are delighted to offer this well presented two double bedroom terraced property boasting a drive for two vehicles, side access and is located within walking distance to St. Mary Cray Station and close to local shops including the popular Nugent Retail Park. The accommodation on offer comprises: entrance hall, lounge and a modern kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms (bedroom 1 is large enough to convert into two bedrooms as many have done in the local area) and the family shower room. Externally there is a well maintained rear garden mainly laid to lawn with side access and a driveway to the front. STPP there is fantastic potential to extend to the rear and/or convert the loft space if required. Dorney Rise is well located for local schools, shops, bus routes, and St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.





FRONT

Driveway for two vehicles, mature shrubs.

ENTRANCE HALL

Door to front, engineered wood flooring, covered radiator.

LOUNGE

13' 1" x 12' 0" (3.99m x 3.66m) Double glazed window with shutters to front, engineered wood flooring, radiator.

KITCHEN/DINER

16' 6" x 8' 2" (5.03m x 2.49m) Range of matching wall and base units with worktops over, butler sink, integrated oven and gas hob, space for washing machine, space for fridge/freezer, understairs storage cupboard, two double glazed windows to rear, double glazed door to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, exposed floorboards.



BEDROOM 1

18' 9" x 10' 9" (5.72m x 3.28m) Exposed floorboards, two double glazed windows to front with shutters, covered radiator.



BEDROOM 2

11' 5" x 9' 11" (3.48m x 3.02m) Engineered wood flooring, double glazed window to rear, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, two double glazed opaque windows to rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" (10.67m) Patio area with rest laid to lawn, side access.

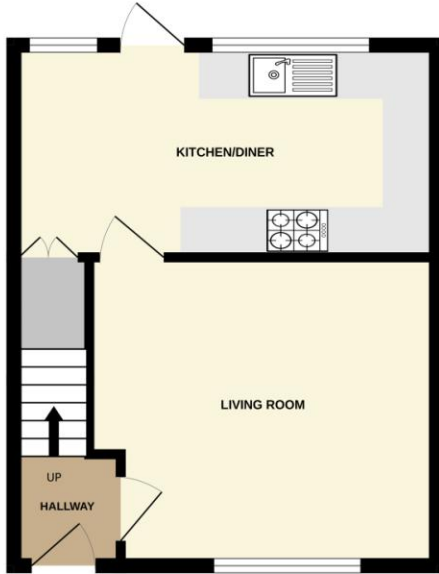


OFF STREET PARKING

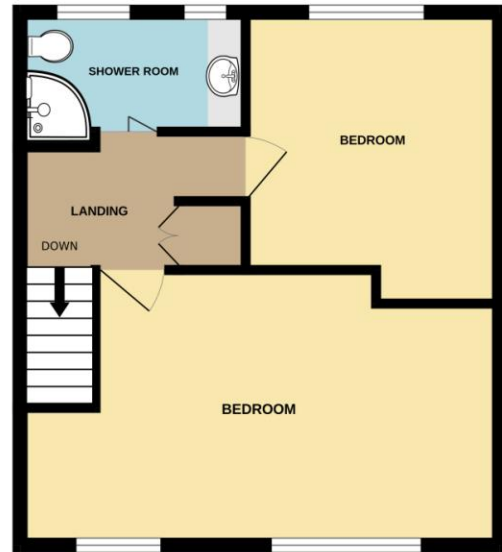
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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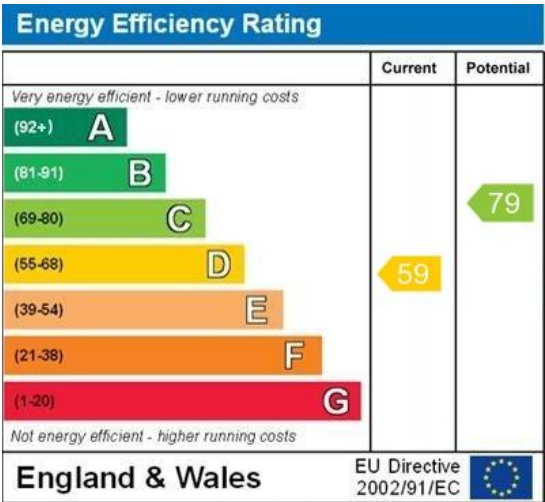


Other Information:

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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