



1 Bostall Road, Orpington, BR5 3DN

Asking Price: £440,000

- 3 Bedroom Semi-Detached House
- Well Located for Midfield Primary School
- Fantastic Potential to Extend (STPP)
- No Forward Chain, 70' Frontage





Property Description

Thomas Brown Estates are delighted to offer this larger style, well presented purpose built three bedroom semi-detached family home boasting fantastic potential to extend (STPP), unique 70' wide front garden/drive, close proximity to Scadbury Park and is being offered to the market with no forward chain. The accommodation on offer comprises: spacious entrance hallway, lounge, modern fitted kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a garden to the rear mainly laid to lawn with a large patio perfect for alfresco dining and entertaining and off street parking to the front for numerous vehicles. Bostall Road is well located for local schools including the highly desirable Midfield Primary School, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, tiled flooring, radiator.

LOUNGE

14' 4" x 12' 5" (4.37m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 6" x 11' 1" (5.33m x 3.38m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated 5 ring gas hob with extractor over, tiled splashback, integrated dishwasher, integrated washing machine, integrated tumble dryer, space for American fridge/freezer, double glazed window and double glazed door to rear, tiled flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to rear, part tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

BEDROOM 1

13' 10" x 11' 6" (4.22m x 3.51m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 11" x 8' 9" (4.24m x 2.67m) Built in wardrobe, double glazed window to front, carpet, radiator.



BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) Double glazed window to rear, carpet, covered radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

FRONT GARDEN/OFF STREET PARKING

70' 0" x 48' 0" (21.34m x 14.63m) Driveway, laid to lawn, mature flowerbeds, side access.

GARDEN

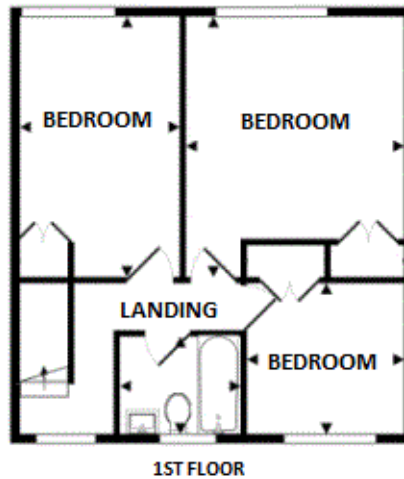
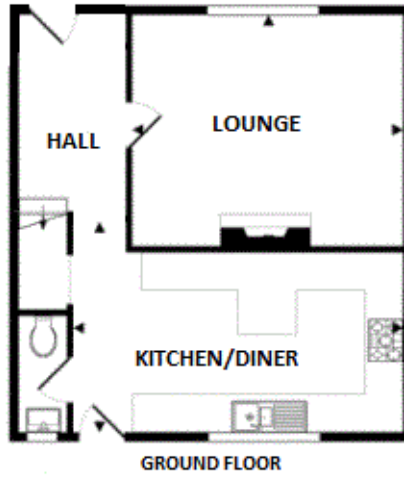
52' 0" (15.85m) Patio area with rest laid to lawn, shed, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



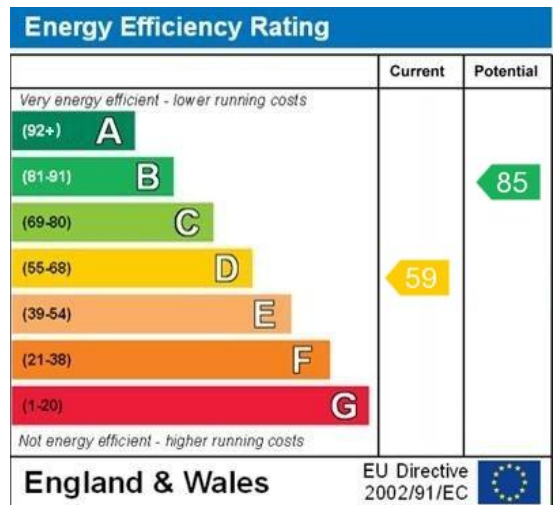


Other Information:

Council Tax Band: D

Construction: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable 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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