

THOMAS BROWN

ESTATES



38 Cray Valley Road, Orpington, BR5 2EZ Asking Price: **£375,000**

- 3 Bedroom Semi-Detached House
- Large 22' Kitchen/Dining Room
- Immaculately Presented, Recently Refurbished
- Close to St. Mary Cray Station & Nugent Centre





Property Description

****CASH BUYERS ONLY - NON MORTGAGEABLE CONCRETE CONSTRUCTION**** Thomas Brown Estates are delighted to offer this immaculately presented and recently refurbished three bedroom semi detached property situated in a convenient location for St. Mary Cray Station and Nugent Shopping Centre, boasting a garage and side plot and is being offered to the market with no forward chain. The property comprises: entrance hallway, lounge and a large 22' kitchen/dining room that spans the property which leads to the conservatory, to the ground floor. To the first floor there is a landing providing access to three bedrooms, family bathroom and a WC. Externally there are gardens to the side and rear of the property, double garage and a driveway to the front. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools.



FRONT

Driveway with restlaid to lawn, mature hedges.

ENTRANCE HALL

Double glazed door to front, under stairs cupboard, engineered wood flooring, radiator.

LOUNGE

15' 02" x 10' 04" (4.62m x 3.15m) Double glazed window to front, wood effect flooring, radiator.

KITCHEN/DINING ROOM

22' 0" x 10' 04" (6.71m x 3.15m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated electric oven and hob with extractor over, space for fridge/freezer, space for washing machine, three double glazed windows to rear, wood effect flooring, radiator.



CONSERVATORY

19' 0" x 9' 06" (5.79m x 2.9m) Double glazed French doors to rear, double glazed windows to both sides and rear, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window, wood effect flooring, radiator.

BEDROOM 1

11' 06" x 10' 06" (3.51m x 3.2m) Built in wardrobe, double glazed window to front, wood effect flooring, radiator.

BEDROOM 2

12' 11" x 9' 06" (3.94m x 2.9m) Built in wardrobe, double glazed window to rear, wood effect flooring, radiator.



BEDROOM 3

11' 10" x 8' 04" (3.61m x 2.54m) Double glazed window to front.

BATHROOM

Wash hand basin, bath with shower over, opaque double glazed window to rear, wood effect flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque double glazed window to rear, wood effect flooring.

OTHER BENEFITS INCLUDE:

REAR GARDEN

Behind garage, side access.

SIDE GARDEN

40' 0" x 32' 0" (12.19m x 9.75m) (measured at maximum) Mainly laid to lawn, mature hedges.

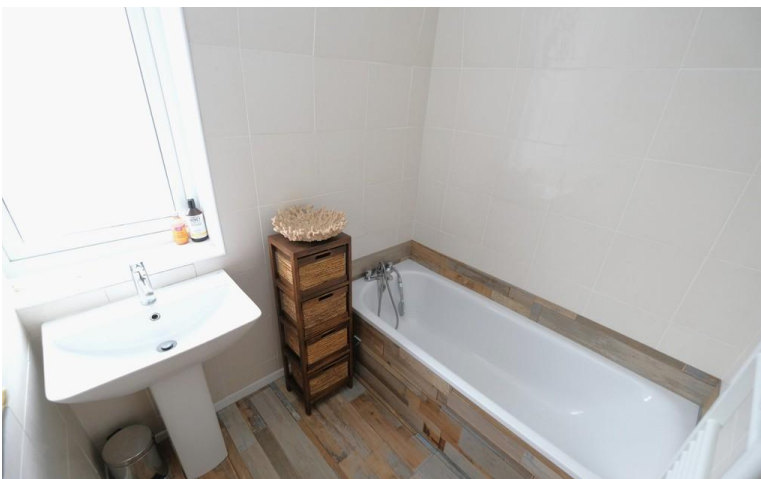
DOUBLE GARAGE

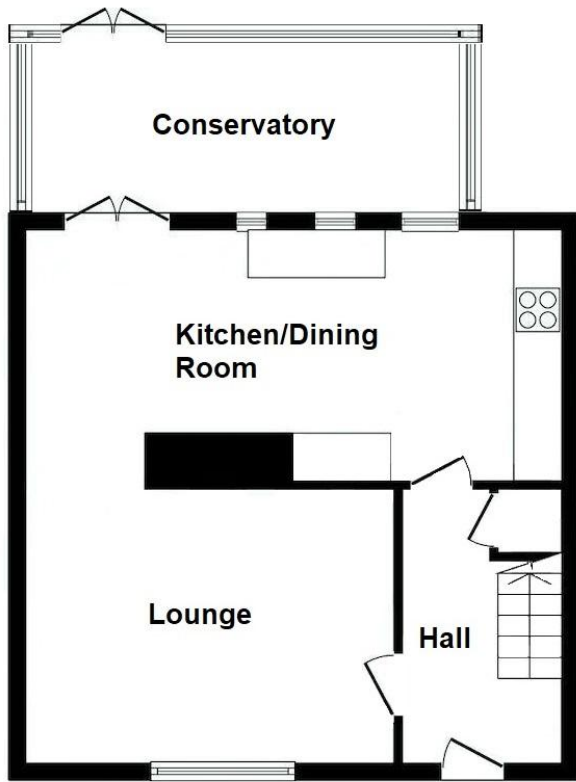
16' 02" x 16' 01" (4.93m x 4.9m)

DOUBLE GLAZING

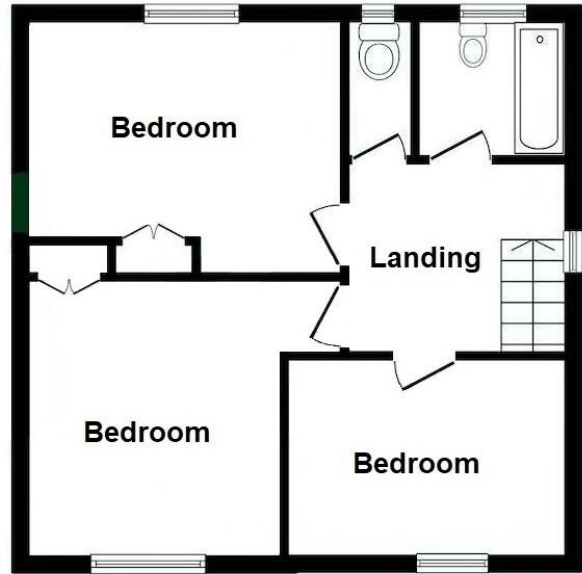
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Ground Floor



First Floor



Construction: Non-standard (concrete) - not mortgageable

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: A

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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