

# THOMAS BROWN

ESTATES



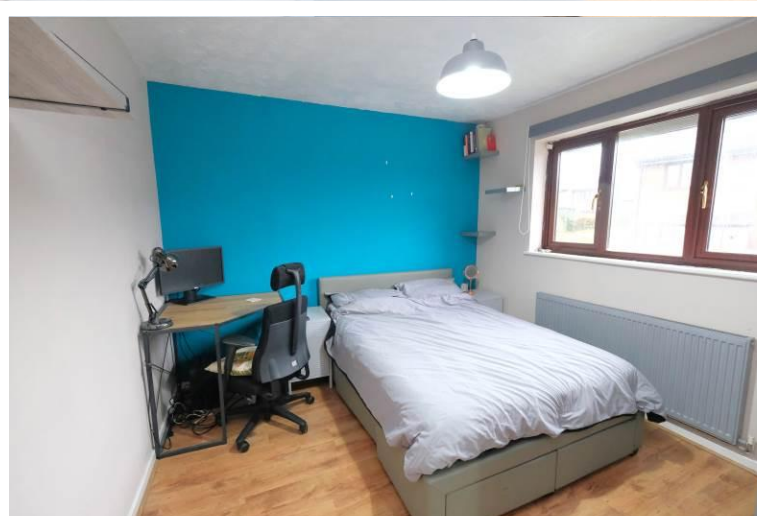
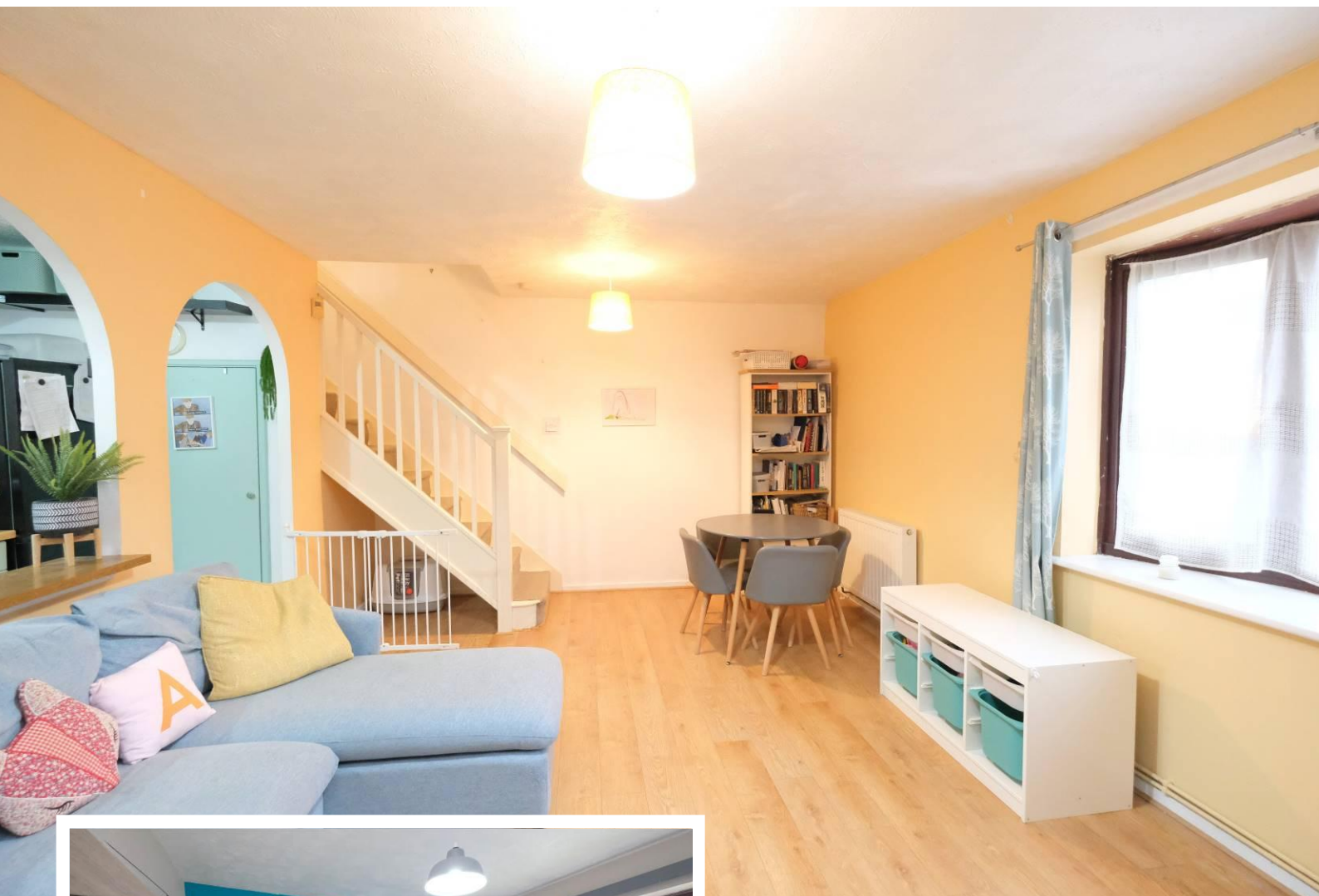
**4 Sandpiper Way, Orpington, BR5 3NT**

**Asking Price: £288,000**

- 2 Bedroom Starter Home
- Well Located for St. Mary Cray Station
- Off Street Parking, Quiet Close
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer for sale this two bedroom property situated within a quiet close, boasting off street parking and front garden. The property comprises: entrance porch, entrance hallway, spacious lounge/dining room and kitchen to the ground floor. To the first floor there is a landing area giving access to two bedrooms and a family bathroom. The property also has off street parking to the side and ample on road parking to the front. The property also benefits from double glazing, a gas central heating system, and is offered with no forward chain. The property is well located for St. Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE PORCH

Wooden door to front, single glazed panel to front, single glazed panel to side, gas/electric meter cupboard.

#### LOUNGE

16' 6" x 12' 3" (5.03m x 3.73m) Single glazed door to porch, double glazed bay window to side, laminate flooring, two radiators.

#### KITCHEN

13' 0" x 5' 3" (3.96m x 1.6m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, freestanding oven, plumbing for washing machine, space for fridge/freezer, central heating boiler, understairs storage, double glazed window to front, vinyl tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet, loft access.

#### BEDROOM 1

12' 0" x 9' 11" (3.66m x 3.02m) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

9' 4" x 6' 5" (2.84m x 1.96m) (plus recess 3' 2 x 2' 8) Built in wardrobe, double glazed window to side, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, double glazed window to side, part tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

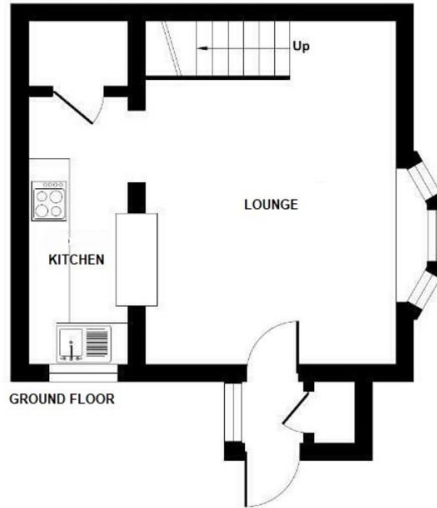
NO FORWARD CHAIN







1ST FLOOR



GROUND FLOOR



**Construction: Standard**

**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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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