

THOMAS BROWN

ESTATES



10 Broom Avenue, Orpington, BR5 3BS

Asking Price: £425,000

- 2 Double Bedroom End of Terrace House
- Walking Distance to St. Mary Cray Station
- Off Street Parking & Garage to Side
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended two double bedroom end of terrace house located on a popular residential road in Orpington, within walking distance to St. Mary Cray Station and being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch, entrance hall, lounge, modern fitted kitchen/diner that spans the property and conservatory to the ground floor. Stairs to the first floor give access to two double bedrooms and a modern family bathroom. Externally there is off street parking to the front on the landscaped driveway and a good sized private rear garden. The property also boasts a modern garage/workshop to the side. STPP there is potential to convert the front bedroom into two as many have done in the local area. Broom Avenue is well located for local schools, shops, bus routes and St Mary Cray mainline station.



ENTRANCE PORCH

Double glazed door and window to front, tiled flooring, electric heater.

ENTRANCE HALL

Door to garage, storage cupboard, laminate flooring.

LOUNGE

14' 07" x 11' 02" (4.44m x 3.4m) Double glazed bay window to front, feature fireplace, laminate flooring.

KITCHEN/DINER

18' 05" x 9' 03" (5.61m x 2.82m) Range of matching wall and base units with worktops over, ceramic sink and mixer tap, oven and hob with extractor over, space for American style fridge/freezer, plumbing for washing machine, double glazed window to rear, wall boards, laminate flooring.



CONSERVATORY

10' 02" x 8' 09" (3.1m x 2.67m) Double glazed patio doors to garden, double glazed panels to front and side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, laminate flooring, radiator.

BEDROOM 1

18' 06" x 10' 07" (5.64m x 3.23m) Built in wardrobes, built in storage, two double glazed windows to front, laminate flooring, two radiators.

BEDROOM 2

11' 07" x 9' 08" (3.53m x 2.95m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.



BATHROOM

Low level WC, pedestal wash hand basin in vanity unit, panel enclosed bath with shower over, two double glazed windows to rear, tiled walls, vinyl flooring, heated towel rail, extractor fan.

OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest laid to lawn, two sheds, side access.

GARAGE

21' 02" x 11' 01" (6.45m x 3.38m) Electric door to front, double glazed door to rear, plumbing for washing machine, power and light, radiator.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

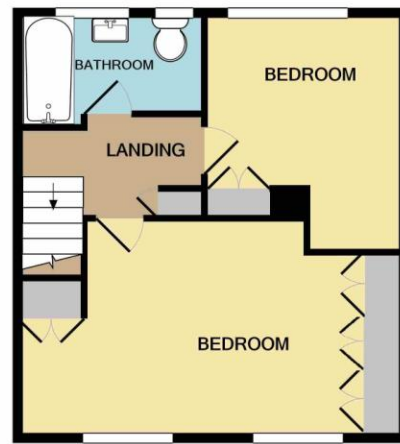
NO FORWARD CHAIN



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.



GROUND FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Construction: Concrete
Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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