

# THOMAS BROWN

ESTATES



**42 May Avenue, Orpington, BR5 2ED**

**Asking Price: £450**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Local Shops & St Mary Cray Station
- Rear Extended, Sought After Location
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom, two bathroom rear extended semi-detached house, located in a sought after no through road in the Poverest location and within walking distance of St. Mary Cray Station and Nugent Shopping Centre. The accommodation on offer comprises; entrance porch and hall, 24'10 lounge/diner that is open plan to the kitchen/diner and a bathroom to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a well presented rear garden mainly laid to lawn with a patio area. May Avenue is very well located for local schools, shops, bus routes and St. Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



#### ENTRANCE PORCH

Double glazed door to front, double glazed window to side, coconut mat.

#### ENTRANCE HALL

Double glazed opaque door to front, laminate flooring.

#### LOUNGE/DINER

24' 10" x 10' 7" (7.57m x 3.23m) Double glazed bay window to front, laminate flooring, radiator.

#### KITCHEN

12' 3" x 10' 5" (3.73m x 3.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window and double glazed French door to rear, two Velux windows, laminate flooring, radiator.



#### BATHROOM

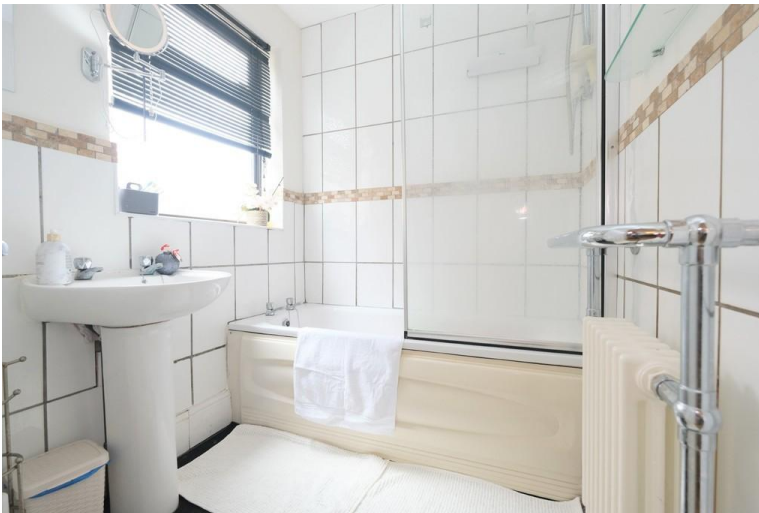
Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 0" x 10' 6" (3.66m x 3.2m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

7' 7" x 7' 2" (2.31m x 2.18m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

7' 10" x 6' 4" (2.39m x 1.93m) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 08" (16.97m) Patio area with rest laid to lawn, side access.

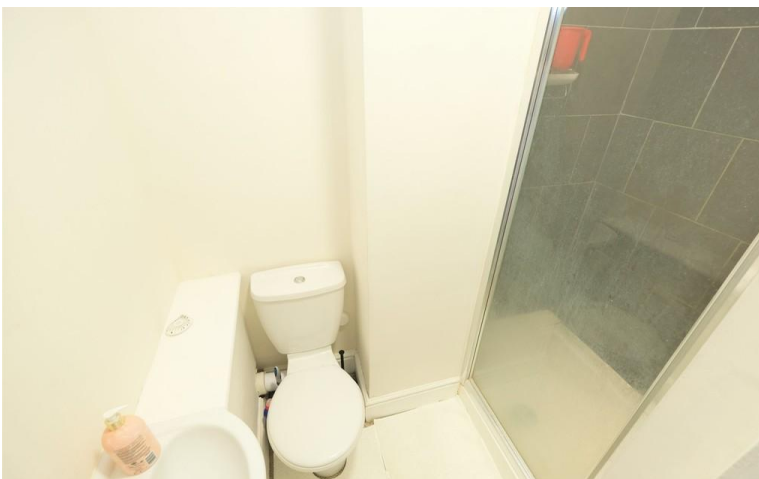
#### FRONT GARDEN (POTENTIAL TO DROP KERB STPP)

Gravel, mature flowerbeds.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





**Construction: Standard**  
**Council Tax Band: D**  
**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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