

# THOMAS BROWN

ESTATES



**53 Batchwood Green, Orpington, BR5 2NF**

**Asking Price: £440,000**

- 3 Double Bedroom, 2 Bathroom Terraced Property
- Well Located for St. Mary Cray Station
- Master Bedroom with En-Suite
- Situated on a No Through Road







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1147sqft), three double bedroom, two bathroom immaculately presented terraced property boasting a fantastic master bedroom with en-suite (loft conversion), workshop, landscaped rear garden, study area and is situated on a no through road located within easy walking distance to St. Mary Cray Station, local shops and Nugents Shopping Centre. The accommodation on offer comprises; entrance porch and hall, lounge and a kitchen/diner that spans the rear of the property with direct access to the rear garden. To the first floor are two double bedrooms, study area and the family bathroom. To the second floor is a wonderful master bedroom with en-suite shower room. Externally there is a landscaped garden to the rear with secluded seating areas, pond and a workshop, with a driveway to the front. Batchwood Green is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque panels to front and sides, tiled flooring.

#### ENTRANCE HALL

Door to front, tiled flooring, covered radiator.

#### LOUNGE

12' 11" x 12' 5" (3.94m x 3.78m) Double glazed window to front, carpet, two radiators.

#### KITCHEN/DINER

16' 3" x 9' 1" (4.95m x 2.77m) Range of matching wall and base units with solid wood worktops over, butler sink, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for tumble dryer, space for table and chairs, understairs storage cupboard, double glazed window and double glazed door to rear, laminate flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.82m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 3

9' 11" x 9' 9" (3.02m x 2.97m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

#### STUDY

7' 7" x 6' 11" (2.31m x 2.11m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque windows to rear, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Wooden stairs, carpet runner.

#### BEDROOM 1

18' 2" x 15' 3" (5.54m x 4.65m) (measured at maximum) Double glazed window to rear, two Velux windows to front, wood flooring, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" (16.76m) (approx.) Patio area with rest artificial lawn, composite decked seating area, mature flowerbeds, pond.



#### OFF STREET PARKING

Drive, mature shrubs.

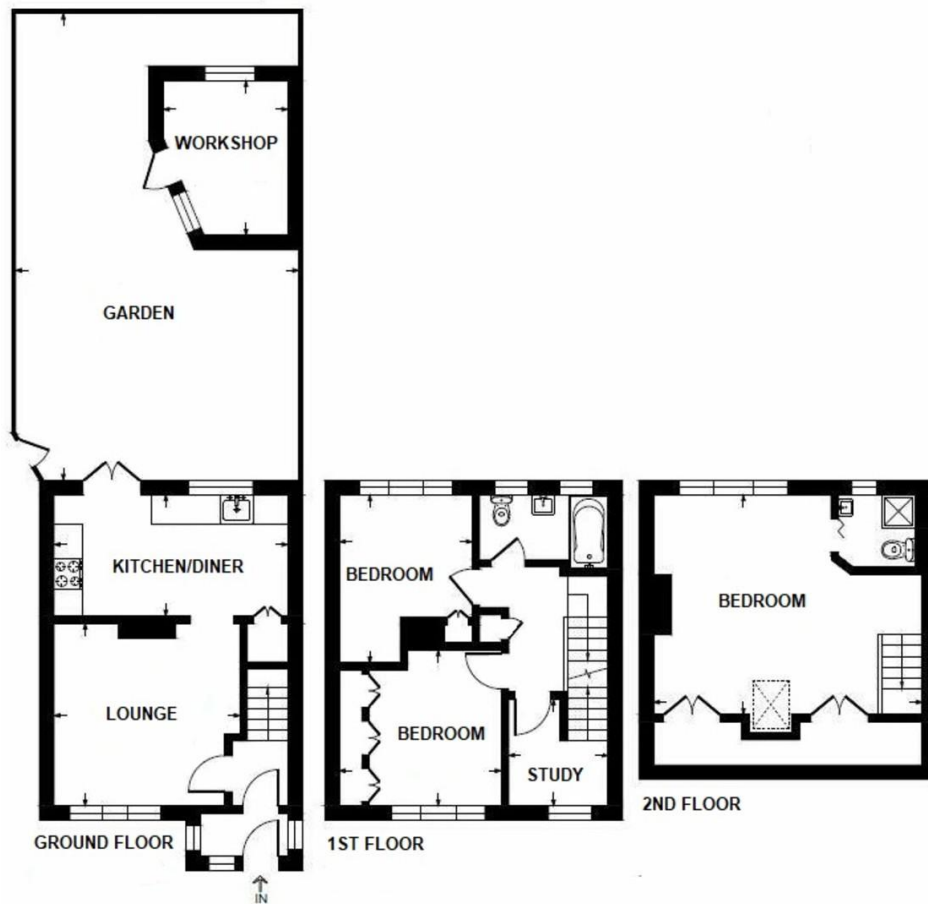
#### WORKSHOP

10' 9" x 8' 8" (3.28m x 2.64m) Stable door, two double glazed windows, power and light.

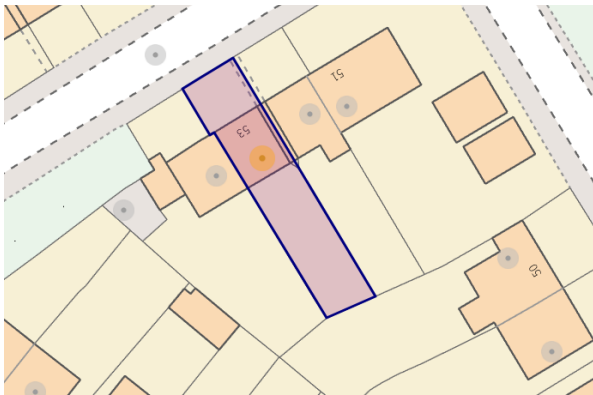
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

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.



This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. Produced by Squarefootphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Concrete**  
**Council Tax Band: D**  
**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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