

# THOMAS BROWN

ESTATES



**34 Ramsden Road, Orpington, BR5 4LT**

**Asking Price: £450,000**

- 3 Bedroom Semi-Detached House
- Well Located for Orpington & St. Mary Cray Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this well presented, three bedroom semi-detached property boasting fantastic potential to extend (STPP) to the rear and/or into the loft space with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, fitted kitchen and a potential workspace/storage area to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally there is a rear garden and a driveway for two vehicles to the front. Ramsden Road is well located for local schools, shops, bus routes and Orpington and St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the specification and floor space on offer.



#### ENTRANCE PORCH

Double glazed opaque door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs cupboard, carpet, radiator.

#### LOUNGE

13' 0" x 12' 2" (3.96m x 3.71m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed window to rear, carpet.

#### KITCHEN

9' 9" x 9' 8" (2.97m x 2.95m) Range of matching wall and base units with worktops over, double stainless steel sink, integrated oven, integrated gas hob with extractor over, space for American fridge/freezer, space for dishwasher, double glazed window to rear, double glazed opaque door to rear, tiled flooring.



#### STORAGE/POTENTIAL HOME OFFICE

23' 2" x 5' 2" (7.06m x 1.57m) Double glazed door to front, double glazed opaque door to rear, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with Aqualiser shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### SOUTH FACING GARDEN

Patio and decked areas, mature shrubs, brick built storage shed with space for washing machine and tumble dryer.

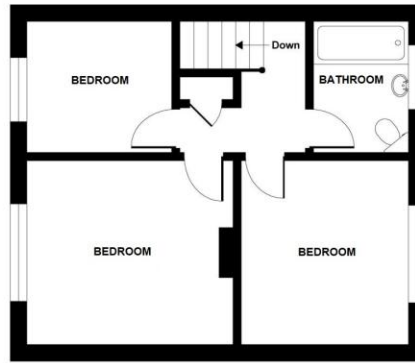
#### OFF STREET PARKING

Drive.

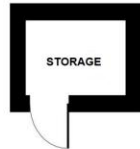
#### DOUBLE GLAZING

#### NO FORWARD CHAIN

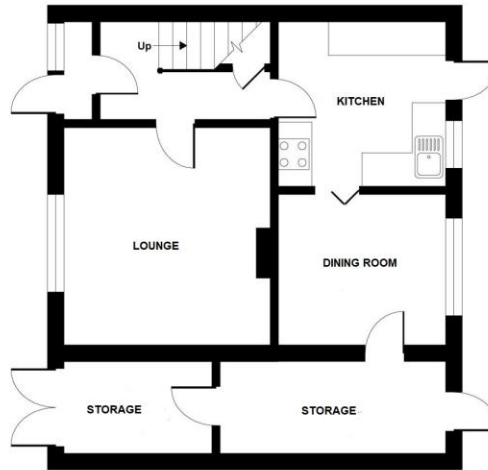




1ST FLOOR



OUTBUILDING



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**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>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	56	
(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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