

# THOMAS BROWN

ESTATES



**49 Broom Avenue, Orpington, BR5 3BU**

**Asking Price: £270,000**

- 2 Double Bedroom Ground Floor Maisonette
- Well Located for Local Shops & St. Mary Cray Station
- Popular Residential Road
- No Forward Chain, Private Garden







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom ground floor maisonette with private garden, being offered to the market with no forward chain, located on a popular residential road in Orpington and within walking distance to St. Mary Cray Station. The accommodation on offer comprises: private entrance hall, spacious lounge/dining room, modern fitted kitchen, two double bedrooms and a family bathroom. Externally to the rear is a private garden laid to lawn with brick built storage unit, garden to the front that could be converted to a drive (STPP) and on street parking. Broom Avenue is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door to side, two storage cupboards, laminate flooring, radiator.

#### LOUNGE/DINER

17' 2" x 10' 10" (5.23m x 3.3m) Double glazed window to front, laminate flooring, two radiators.

#### KITCHEN

11' 0" x 8' 2" (3.35m x 2.49m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, cooker, extractor, fridge/freezer, space for washing machine, double glazed window to front, vinyl flooring.



#### BEDROOM

11' 9" x 10' 11" (3.58m x 3.33m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to side, tiled effect flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

29' 0" x 25' 0" (8.84m x 7.62m) Laid to lawn.

#### BRICK STORAGE SHED

8' 1" x 5' 0" (2.46m x 1.52m)

#### FRONT GARDEN

Laid to lawn, ability to create a drive STPP.

#### DOUBLE GLAZING

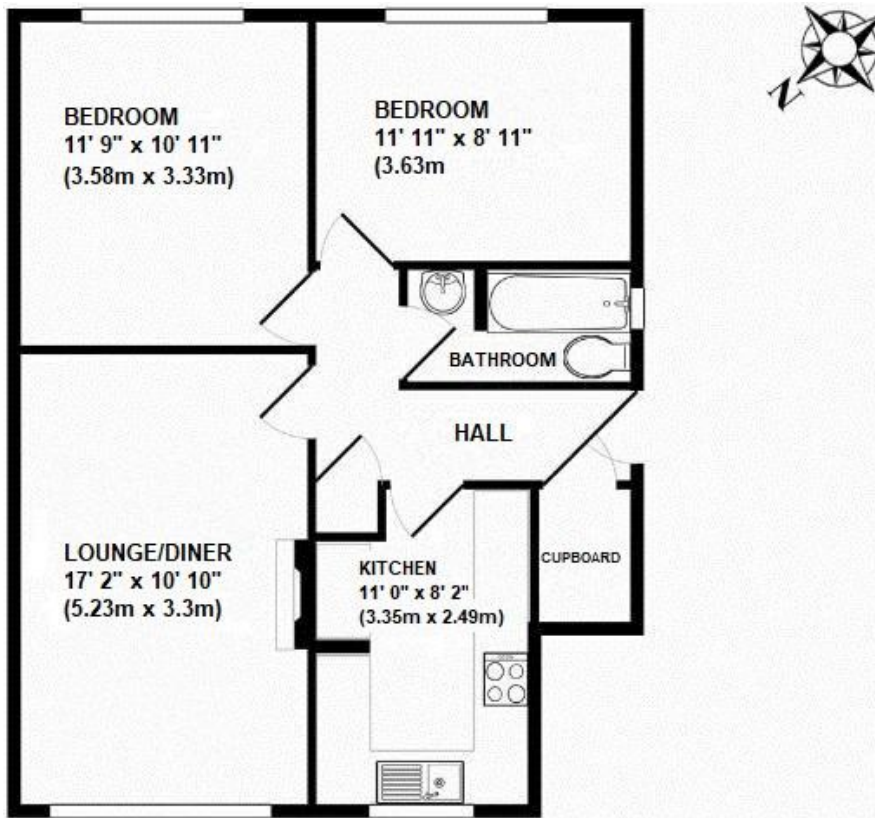
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### LEASEHOLD

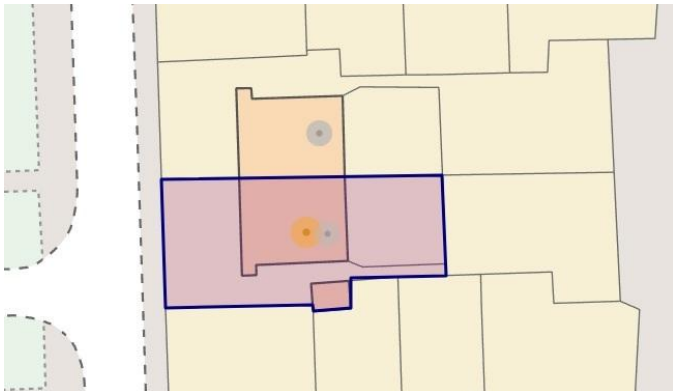
100 years remaining.





TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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: Standard**

**Council Tax Band: C**

**Tenure: Leasehold – 100 years remaining**

**Service charge: £5.58 PM (£67 PA) - As advised by vendor.**

**Ground rent: £0.83 PM (£10 PA) - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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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>	72	76
(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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