

# THOMAS BROWN

ESTATES

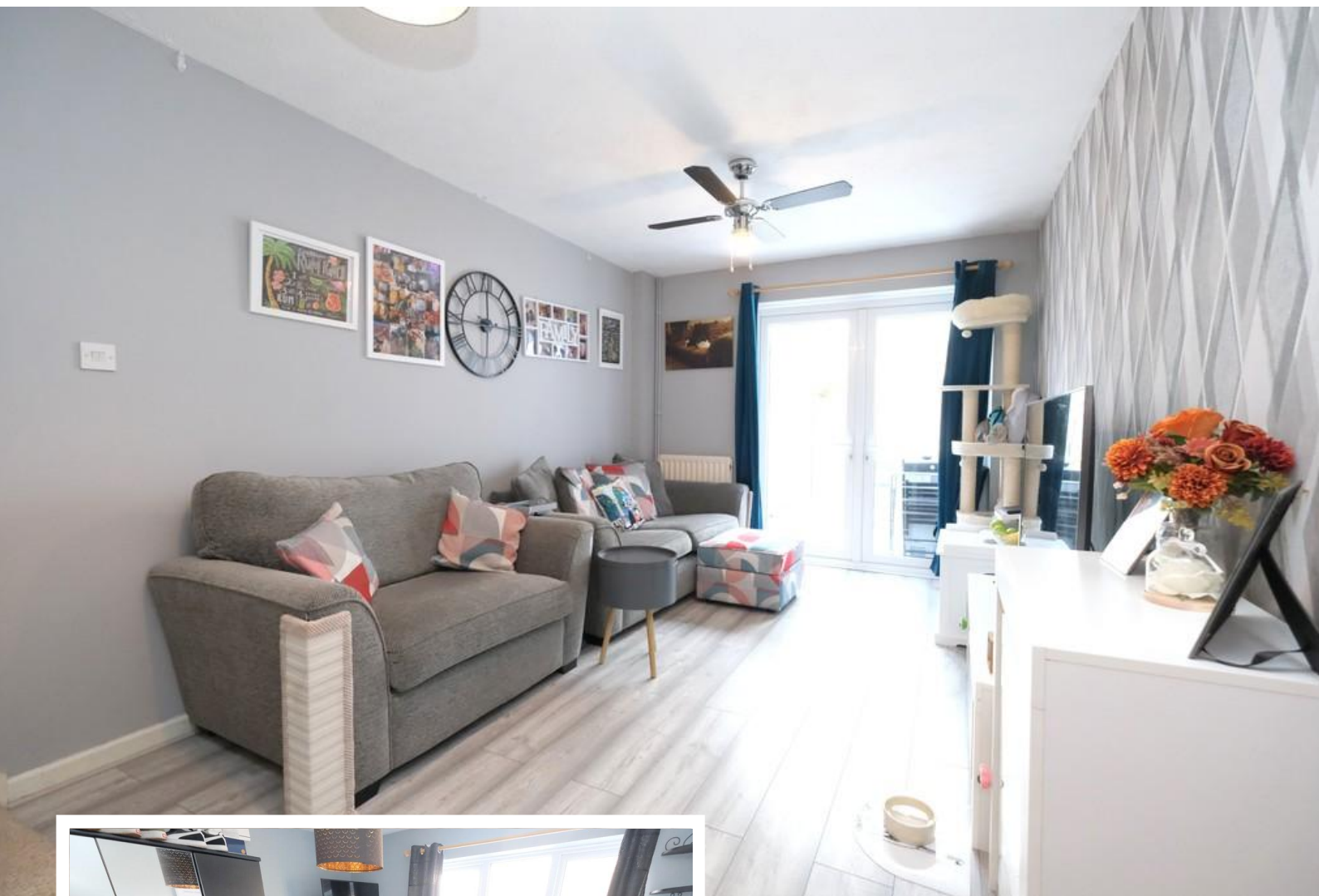


**102 Sandpiper Way, Orpington BR5 3NT**

**Offers IEO: £280,000**

- 1 Double Bedroom Mid Terrace House
- Well Located for St. Mary Cray Station & Local Shops
- Situated in a Quiet Close
- Allocated Parking, Conservatory





## Property Description

Thomas Brown Estates are delighted to offer for sale this well presented one double bedroom mid terrace property situated within a quiet close, boasting allocated parking, cot room/study area and a conservatory. The property comprises: entrance hallway, spacious lounge/dining room leading to the conservatory and a modern fitted kitchen to the ground floor. To the first floor there is a landing area giving access to a double bedroom, cot room/study area and a family bathroom. Externally there is a rear garden mainly laid to lawn, allocated parking and ample on road parking to the front. The property benefits from double glazing and a gas central heating system. The property is well located for St. Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange a viewing.



#### ENTRANCE HALL

Double glazed composite door to front, laminate flooring, radiator.

#### LOUNGE/DINER

17' 4" x 9' 7" (5.28m x 2.92m) Double glazed French doors to conservatory, laminate flooring, radiator.

#### CONSERVATORY

8' 11" x 8' 0" (2.72m x 2.44m) Double glazed windows and double glazed French doors to rear, laminate flooring.



#### KITCHEN

6' 7" x 6' 5" (2.01m x 1.96m) 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 washing machine, space for fridge/freezer, tiled splashback, understairs cupboard, double glazed window to front, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM

10' 1" x 9' 7" (3.07m x 2.92m) Double glazed window to rear, carpet, radiator.



#### COT ROOM/STUDY

9' 7" x 6' 2" (2.92m x 1.88m) (measured at maximum) Carpet.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to front, part tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

35' 0" (10.67m) Patio area with rest laid to lawn.

#### FRONT/OFF STREET PARKING

Parking space, laid to lawn, path to door, covered entrance.

#### DOUBLE GLAZING

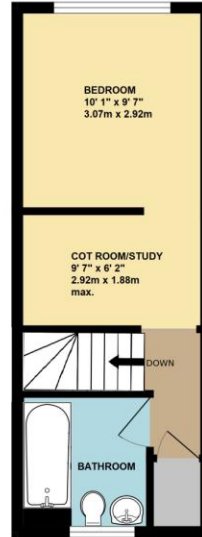
#### CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



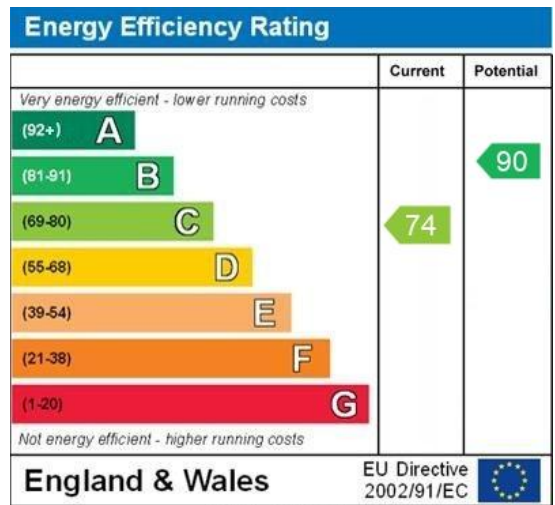
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 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.

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