

# THOMAS BROWN

ESTATES



**69 Sandpiper Way, Orpington, BR5 3NS** **Asking Price: £289,000**

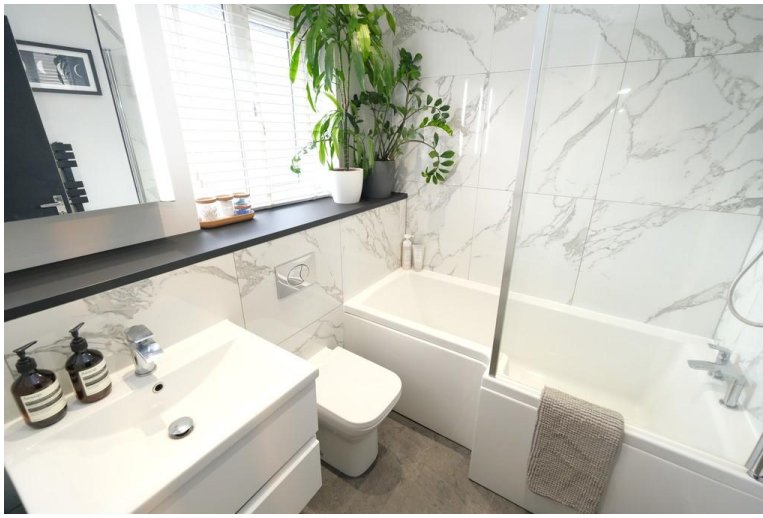
- Double Bedroom Mid Terrace House
- Well Located for St. Mary Cray Station
- Situated in a Quiet Close
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer for sale this very well presented one double bedroom mid terrace property, being offered to the market with no forward chain and situated within a quiet close, boasting a modern kitchen and bathroom as well as a cot room/walk in wardrobe. The property comprises: entrance hallway, spacious lounge/dining room leading to the rear garden and a modern fitted kitchen to the ground floor. To the first floor there is a landing area giving access to a double bedroom with a cot room/walk in wardrobe and a family bathroom. Externally there is a private rear garden perfect for alfresco dining and entertaining. 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 door to front, vinyl flooring, radiator.

#### LOUNGE/DINER

19' 8" x 9' 7" (5.99m x 2.92m) Double glazed French door to rear, solid wood flooring, radiator.

#### KITCHEN

9' 4" x 6' 7" (2.84m x 2.01m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, space for fridge/freezer, space for washing machine, understairs storage cupboard, double glazed window to front, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet, radiator.

#### BEDROOM

11' 7" x 9' 6" (3.53m x 2.9m) Double glazed window to rear, laminate flooring, radiator.

#### COT ROOM/WALK-IN WARDROBE

6' 7" x 4' 11" (2.01m x 1.5m)



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to front, part tiled walls, tile effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

44' 0" (13.41m) Patio area with rest artificial lawn.

#### FRONT GARDEN

Low maintenance, covered entrance, ample on road parking.

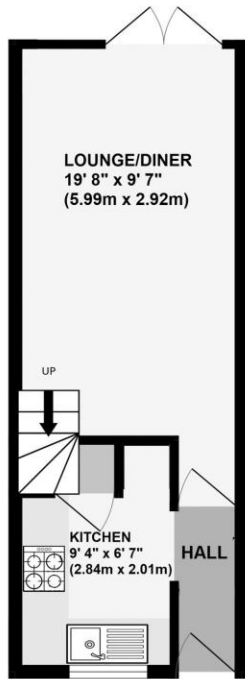
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

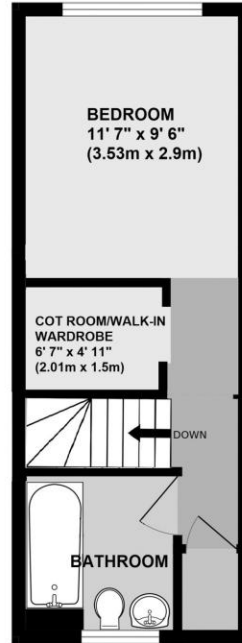
#### NO FORWARD CHAIN



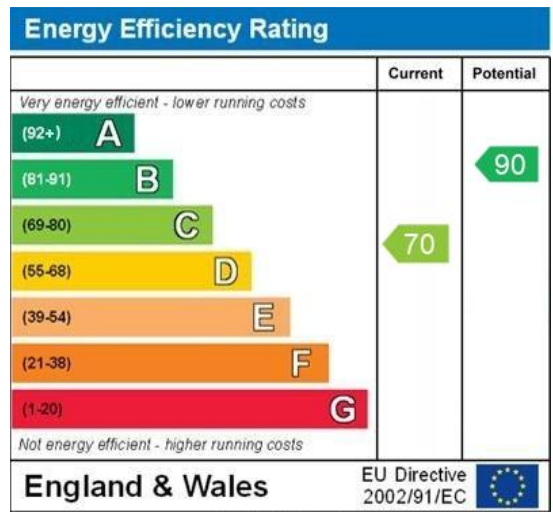
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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: 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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