

THOMAS BROWN

ESTATES



29 Molash Road, Orpington, BR5 3NX

Asking Price: £420,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for St. Mary Cray Station
- Conservatory, South Facing Garden
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, extended three bedroom semi-detached property boasting off street parking for two vehicles, Anglian conservatory and recently installed modern fitted kitchen. The property is within walking distance to St. Mary Cray Station and comprises; entrance porch and hall, dual aspect kitchen/diner, living room, conservatory and WC to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a south facing garden to the rear with a patio area perfect for entertaining and alfresco dining, and off street parking to the side. Molash Road is well located for St. Mary Cray mainline station, local shops, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Brick base, double glazed door to front, double glazed windows to three sides.

ENTRANCE HALL

Wooden door and double glazed windows to front, laminate flooring, radiator.

LOUNGE

18' 0" x 10' 4" (5.49m x 3.15m) Double glazed window to front, double glazed sliding doors to conservatory, laminate flooring, two radiators.

KITCHEN/DINER

18' 0" x 14' 11" (5.49m x 4.55m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, fridge/freezer, space for cooker, space for dishwasher, larder cupboard, space for table and chairs, understairs storage cupboard, tiled splashbacks, double glazed window to front, double glazed window and double glazed door to rear, vinyl flooring, radiator.



CONSERVATORY

12' 9" x 9' 2" (3.89m x 2.79m) Brick base, double glazed windows and double glazed French doors to side, double glazed windows to rear, carpet.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, airing cupboard, double glazed window to rear, wood and laminate flooring.



BEDROOM 1

12' 0" x 9' 1" (3.66m x 2.77m) Built in wardrobes, double glazed window to front, laminate flooring, radiator.

BEDROOM 2

10' 11" x 10' 5" (3.33m x 3.18m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

8' 11" x 8' 7" (2.72m x 2.62m) Double glazed window to rear, carpet, radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

SOUTH FACING GARDEN

43' 0" x 33' 0" (13.11m x 10.06m) Patio area with rest laid to lawn, side access.

OFF STREET PARKING

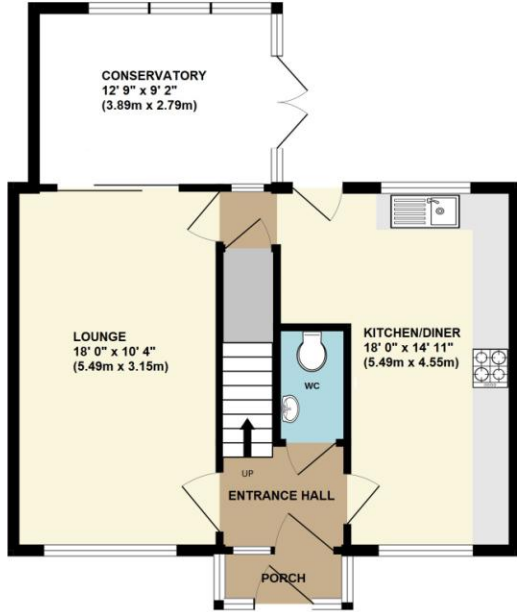
Space for two vehicles.

DOUBLE GLAZING

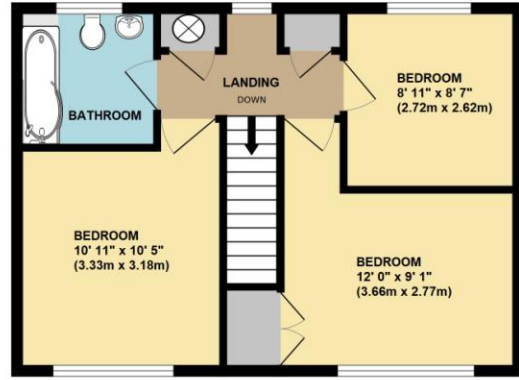
CENTRAL HEATING SYSTEM



GROUND FLOOR

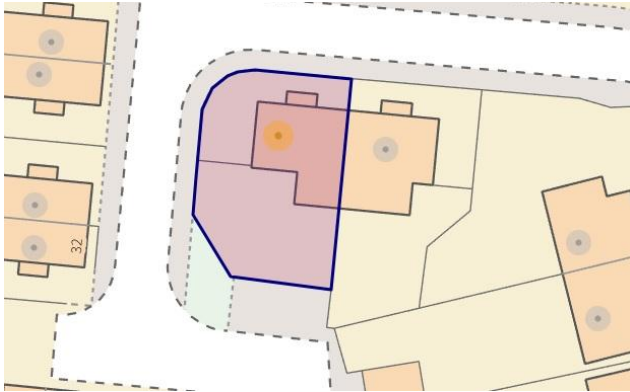


1ST FLOOR

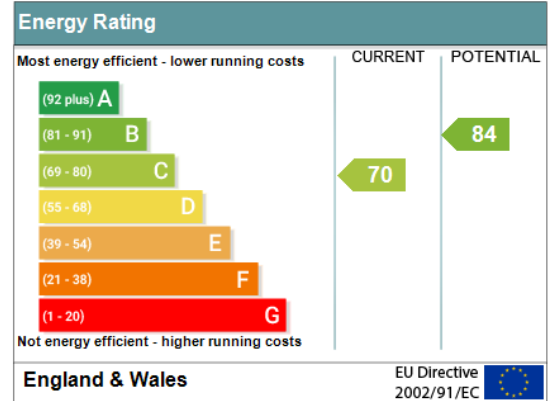


TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

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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Address: 29 Molash Road, ORPINGTON, BR5 3NX
RRN: 0300-2642-6340-2504-6685



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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