

THOMAS BROWN

ESTATES



227 High Street, St. Mary Cray, BR5 4AX

Asking Price: £328,000

- 2 Bedroom Victorian Mid Terrace House
- Close Proximity to Nugent Shopping Centre & St. Mary Cray Station
- Off Street Parking
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom terrace Victorian property, modernised throughout and being offered to the market with no forward chain, boasting a drive, close proximity to Nugent shopping centre and St. Mary Cray station. The accommodation comprises; lounge, modern fitted kitchen, inner hall and family bathroom to the ground floor. To the first floor are two bedrooms. Externally there is a drive, laid to lawn front and rear garden. High Street is within easy walking distance of St. Mary Cray mainline station, Nugent Shopping Centre, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



LOUNGE

12' 02" x 11' 0" (3.71m x 3.35m) Double glazed window and double glazed door to front, vinyl flooring, radiator.

INNER HALL

Storage cupboard, vinyl flooring.

KITCHEN

8' 09" x 5' 04" (2.67m x 1.63m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, integrated fridge/freezer, double glazed window to side, double glazed opaque door to side, vinyl flooring, radiator.



BEDROOM 1

12' 0" x 11' 02" (3.66m x 3.4m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 01" x 5' 11" (3.68m x 1.8m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.



OTHER BENEFITS INCLUDE:

GARDEN

34' 0" (10.36m) Laid to lawn, outside cupboard housing washing machine.

FRONT/OFF STREET PARKING

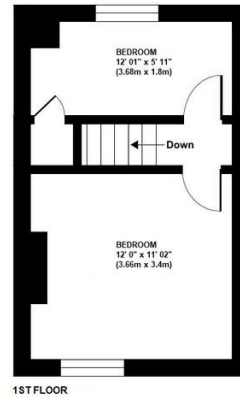
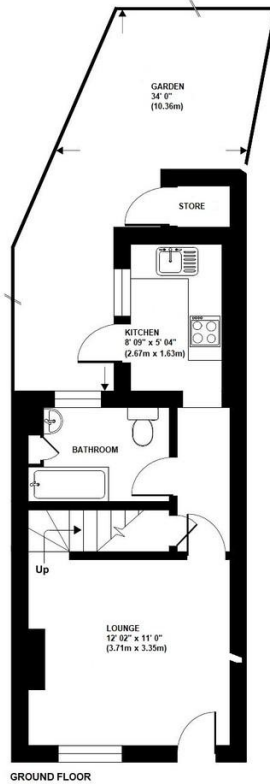
Drive, laid to lawn, path to front door.

DOUBLE GLAZING

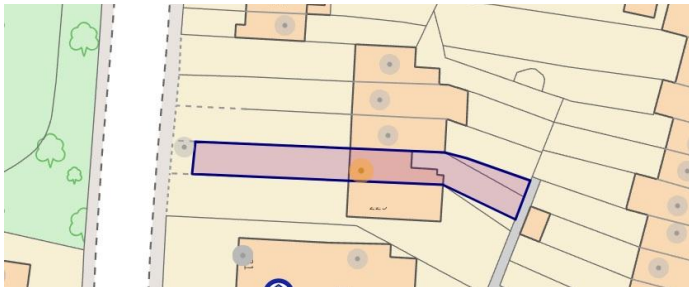
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

Approximate Area = 548 sq ft / 50.9 sq m
 Outbuilding = 21 sq ft / 1.9 sq m
 Total = 569 sq ft / 52.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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