

THOMAS BROWN

ESTATES



7 Mungo Park Way, Orpington, BR5 4EE **Asking Price: £490,000**

- 3/4 Bedroom Semi-Detached House
- Sought After Mungo Park Way Development
- 26'9 Dual Aspect Lounge/Dining Room
- Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this must view and deceptively spacious, three/four bedroom semi-detached property situated on the ever sought after Mungo Park Way development that must be viewed to fully appreciate the quality of location and floorspace on offer. The property comprises: entrance hall, 26'9" dual aspect lounge/dining room, modern fitted kitchen, WC and a playroom (could be used as fourth bedroom with alterations) to the ground floor. To the first floor are three bedrooms and the spacious family bathroom. Externally there is a low maintenance rear garden perfect for entertaining and alfresco dining and a driveway to the front for two vehicles. Mungo Park Way is well located for local schools, shops, bus routes and St. Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the quiet location and floorspace on offer.



ENTRANCE HALL

10' 05" x 4' 11" (3.18m x 1.5m) Door to side, double glazed window to front and side, storage cupboard, tiled flooring.

LOUNGE/DINER

26' 09" x 13' 07" (8.15m x 4.14m) Double glazed window to front, double glazed French doors and double glazed windows with shutters to rear, radiator and covered radiator.

PLAY ROOM/POTENTIAL BEDROOM 4

16' 03" x 8' 08" (4.95m x 2.64m) Built in storage, double glazed window to front, carpet, radiator.

INNER HALL

Carpet.



KITCHEN

11' 2" x 8' 04" (3.4m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven/grill, integrated induction hob with extractor over, integrated tower fridge, integrated tower freezer, integrated washing machine, integrated dishwasher, double glazed window to rear, double glazed opaque door to side, laminate flooring, radiator.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.



BEDROOM 1

13' 05" x 12' 09" (4.09m x 3.89m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 11" x 11' 10" (3.94m x 3.61m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

9' 05" x 8' 05" (2.87m x 2.57m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, airing cupboard, double glazed opaque window to side, wood effect flooring, heated towel rail.



OTHER BENEFITS I INCLUDE:

GARDEN

27' 0" x 26' 0" (8.23m x 7.92m) Low maintenance, flowerbeds.

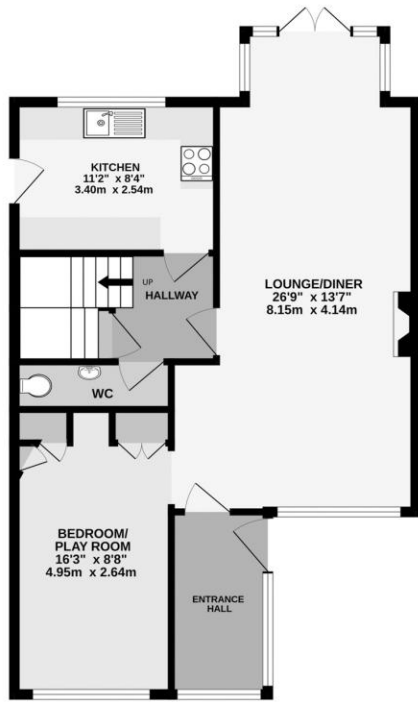
OFF STREET PARKING

Block paved drive for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

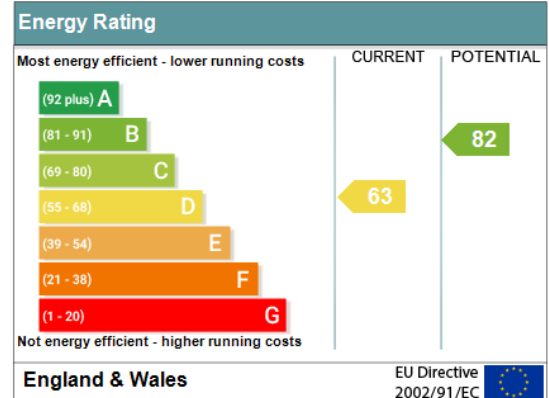


TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Construction: Standard
Council Tax Band: D
Tenure: Freehold

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RRN: 6700-5438-0322-1329-3443



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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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