

# THOMAS BROWN

ESTATES

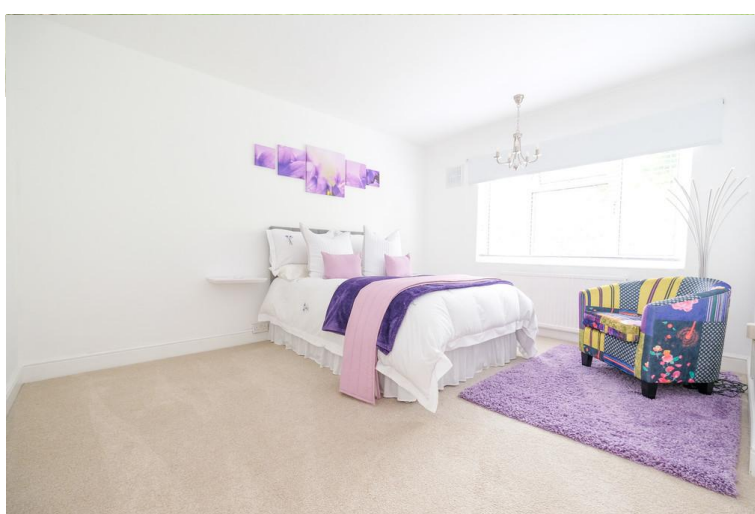


**30 Kevington Drive, Orpington, BR5 2NU**

**Asking Price: £470,000**

- 3 Double Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- Deceptively Spacious, Potential to Extend (STPP)
- Boasting a Large 110' Rear Garden





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, three double bedroom semi-detached property, boasting a large 110' rear garden and easy walking distance to St. Mary Cray Station. Although the property already boasts a strong floor space there is fantastic potential to extend across the rear and/or into the loft (STPP) as many have done in the locality. The property on offer comprises: entrance hallway, dual aspect lounge/dining room, kitchen/breakfast room and a WC to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally there is a large 110' garden mainly laid to lawn and a driveway to the front. Kevington Drive is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size of plot and floorspace on offer.



#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE/DINER

24' 0" x 12' 09" (7.32m x 3.89m) (dual aspect) Double glazed window to front, double glazed French door to rear, carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

14' 0" x 10' 08" (4.27m x 3.25m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed window to rear, door to side, tiled flooring.



#### CLOAKROOM

Low level WC, double glazed opaque window to side, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front and side, carpet, radiator.

#### BEDROOM 1

13' 04" x 12' 11" (4.06m x 3.94m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 11" x 9' 10" (3.94m x 3m) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

12' 06" x 10' 02" (3.81m x 3.1m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

110' 0" (33.53m) Laid to lawn, mature flowerbeds and hedges, shed.

#### SUMMERHOUSE

12' 0" x 7' 0" (3.66m x 2.13m)

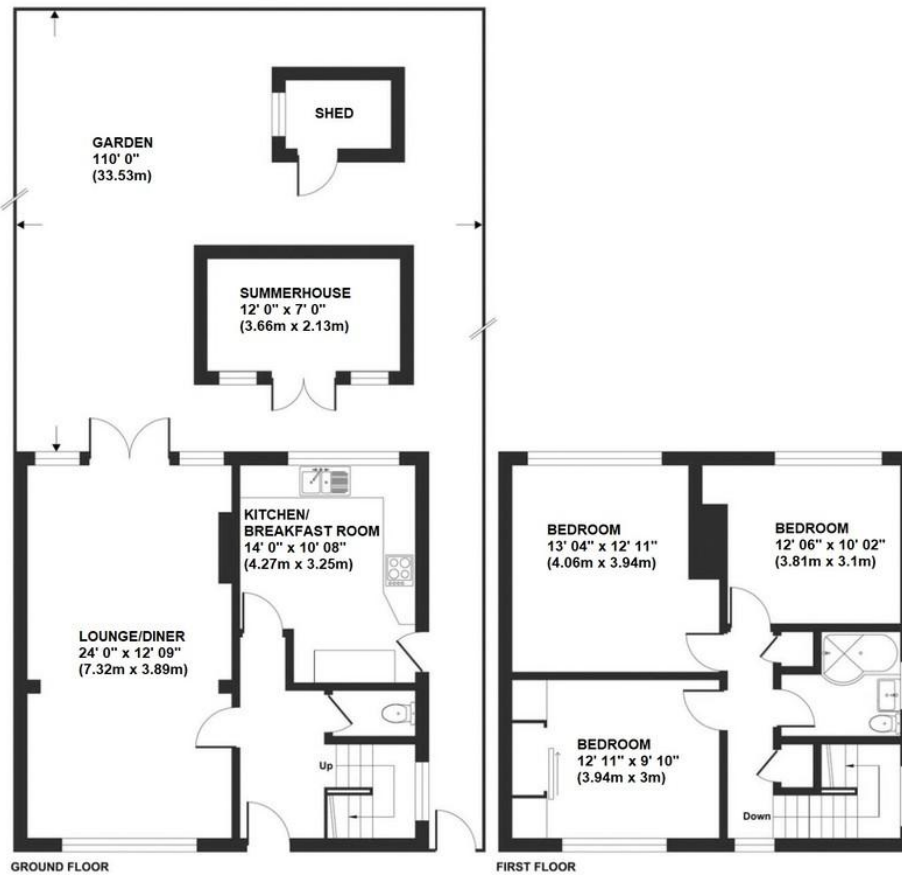
#### OFF STREET PARKING

Block paved drive, laid to lawn, mature flowerbeds.

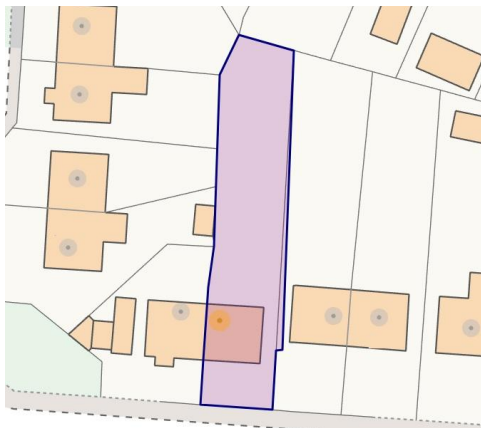
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Concrete – Please note that the property is believed to be of a type of concrete construction that is mortgage**

**able and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.**

**Council Tax Band: D**

**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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