

# THOMAS BROWN

ESTATES



**43 Renton Drive, Orpington, BR5 4HH**

**Offers IEO: £475,000**

- 3 Bedroom, 2 Bathroom Semi-Detached Chalet Property
- Potential to Extend Further (STTP)
- Immaculate Condition, Must View
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this modernised and immaculately presented, (969 sqft) extended three bedroom two bathroom chalet property located in a quiet and sought after road in Orpington with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, lounge, kitchen/diner (both reception spaces benefitting from direct access to the rear garden), large double bedroom, bathroom and potential study area to the ground floor. To the first floor is a further two bedrooms, with the master bedroom boasting an en-suite bathroom. Externally there is a private rear garden mainly laid to lawn with numerous seating areas perfect for alfresco dining and entertaining, and off street parking to the front for two vehicles. STPP the property could be extended further to the rear as many have done in the local area. Renton Drive is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of finish and location on offer.



#### ENTRANCE HALL

Covered entrance, double glazed opaque door to side, wood effect flooring, radiator.

#### LOUNGE

12' 05" x 11' 01" (3.78m x 3.38m) Feature fireplace, double glazed French door to rear, engineered wood flooring, radiator.

#### KITCHEN/DINER

21' 05" x 8' 11" (6.53m x 2.72m)

Kitchen: Range of matching wall and base units with worktops over, sink, integrated double oven, integrated electric hob with extractor over, integrated dishwasher, space for American fridge/freezer, space for washing machine, double glazed window to side, wood effect flooring, radiator.

Diner: Double glazed windows to rear and both sides, double glazed door to rear, tiled flooring, covered radiator.

#### BEDROOM 2

14' 06" x 11' 01" (4.42m x 3.38m) Double glazed bay window with shutters to front, engineered wood flooring, radiator.

#### STUDY AREA

8' 09" x 5' 06" (2.67m x 1.68m) Understairs cupboard, double glazed window with shutters to front, wood effect flooring, covered radiator.

#### BATHROOM

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



#### STAIRS TO FIRST FLOOR LANDING

Velux window, carpet, covered radiator.

#### BEDROOM 1

11' 09" x 10' 03" (3.58m x 3.12m) Double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, bath with rainforest shower head and shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, radiator.

#### BEDROOM 3

14' 01" x 7' 01" (4.29m x 2.16m) (part restricted headroom) Eaves storage, Velux window, carpet, covered radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" x 25' 0" (19.81m x 7.62m) Patio area with rest laid to lawn, mature flowerbeds, workshop with power and light.

#### OFF STREET PARKING

Drive for two vehicles.

#### DOUBLE GLAZING

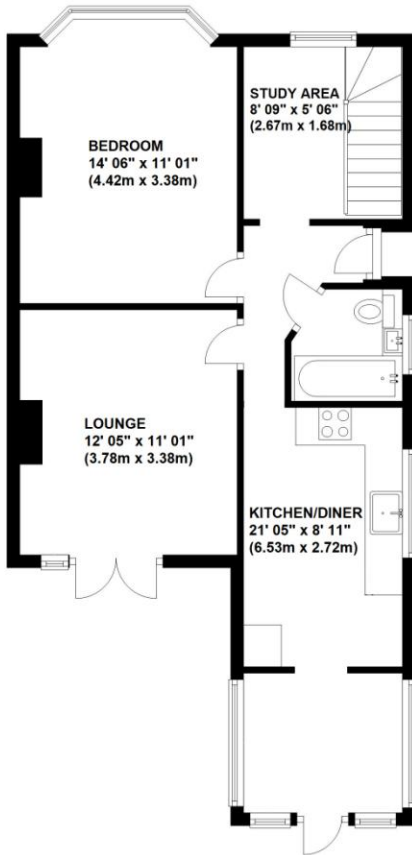
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



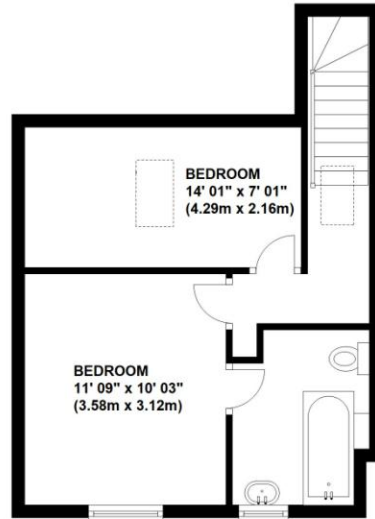
### Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 90.1 sq. metres (969.8 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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