

# THOMAS BROWN

ESTATES



**64 May Avenue, Orpington, BR5 2ED**

**Asking Price: £475,000**

- 2/3 Bedroom Extended Detached Bungalow
- Potential to Extend Further (STTP)
- Well Located for St. Mary Cray & Petts Wood Stations
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this two/three bedroom detached bungalow, being offered to the market with no forward chain, walking distance to St. Mary Cray Station, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: entrance porch and hall, lounge that leads to the conservatory, modern fitted kitchen, shower room and three bedrooms (or two bedrooms and two reception rooms). Externally there is a mature rear garden mainly laid to lawn with a large workshop, and a drive to the front. STPP the property has fantastic potential to extend further if required. May Avenue is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential to extend (STPP).





#### ENTRANCE PORCH

Door to front.

#### ENTRANCE HALL

Double glazed opaque composite door to front, vinyl flooring, radiator.

#### LOUNGE

13' 05" x 11' 06" (4.09m x 3.51m) Double glazed window to front, double glazed French doors to conservatory, carpet, radiator.

#### KITCHEN

14' 09" x 6' 10" (4.5m x 2.08m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and grill, integrated gas hob with extractor over, integrated fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.



#### CONSERVATORY

9' 07" x 7' 05" (2.92m x 2.26m) Brick base, carpet.

#### BEDROOM 1

12' 09" x 12' 09" (3.89m x 3.89m) Double glazed bay window to front, carpet, three radiators.

#### BEDROOM 2

11' 0" x 8' 11" (3.35m x 2.72m) Double glazed window to side, carpet, radiator.



#### DINING ROOM/POTENTIALLY BEDROOM 3

14' 08" x 7' 06" (4.47m x 2.29m) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 37' 0" (16.76m x 11.28m) Patio area with rest laid to lawn, mature flowerbeds, workshop, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds.

#### DOUBLE GLAZING

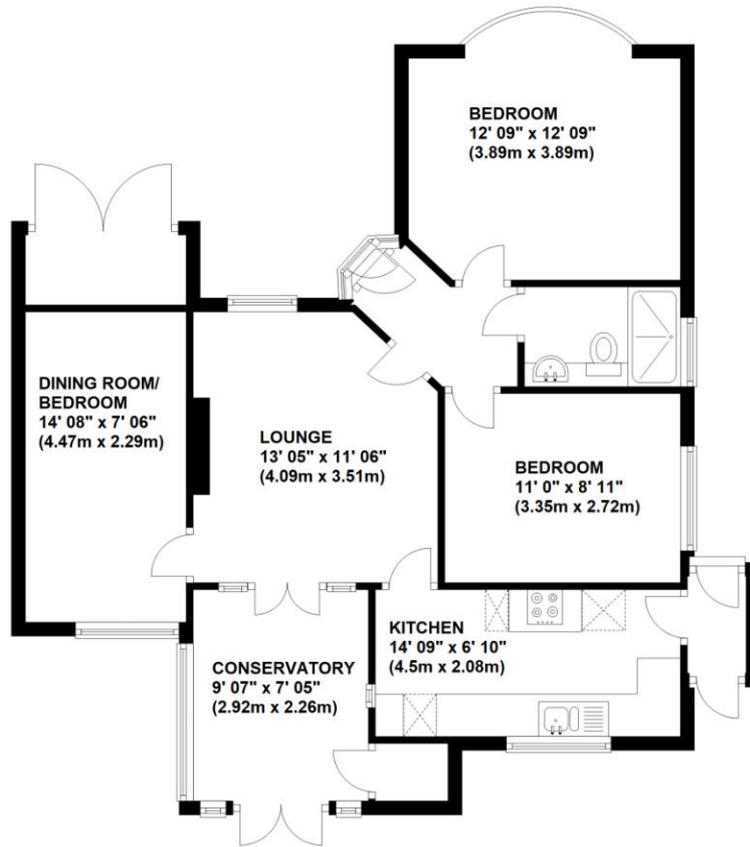
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



## Ground Floor

Approx. 76.2 sq. metres (820.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(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: Standard**

**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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