



## 38 Broom Avenue, Orpington, BR5 3BU

**Fixed Price: £420,000**

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Fantastic 18'10 Kitchen/Diner
- Off Street Parking





## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this immaculately presented, must view three bedroom semi-detached property boasting a fantastic kitchen/diner that spans the rear of the property and is located within walking distance to St. Mary Cray Station and local shops. The property comprises: entrance hall, lounge and a kitchen/diner with direct access to the rear garden to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a rear garden (with side access) perfect for entertaining and alfresco dining, garage (storage only) and a driveway to the front. Broom Avenue is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.





#### ENTRANCE HALL

Door to front, tiled flooring.

#### LOUNGE

15' 0" x 11' 01" (4.57m x 3.38m) Double glazed window to front, exposed floorboards, radiator.

#### KITCHEN/DINER

18' 10" x 9' 05" (5.74m x 2.87m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for undercounter fridge, space for undercounter freezer, larder style cupboard, double glazed window to rear, stable door to side, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Wooden stairs, tiled flooring to landing, double glazed window to side.

#### BEDROOM 1

11' 05" x 10' 06" (3.48m x 3.2m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 05" x 9' 08" (3.48m x 2.95m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

6' 10" x 6' 10" (2.08m x 2.08m) Built in storage, double glazed window to front, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, two double glazed opaque windows to rear, part tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) (approx.) Patio area with rest laid to lawn, side access.



#### OFF STREET PARKING

Block paved drive for 2-3 vehicles.

#### GARAGE - STORAGE ONLY

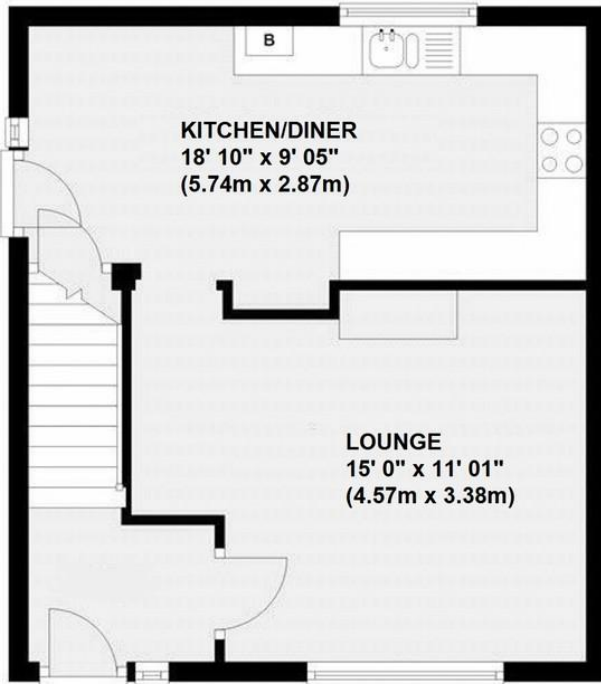
Door to front, opaque windows to side.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

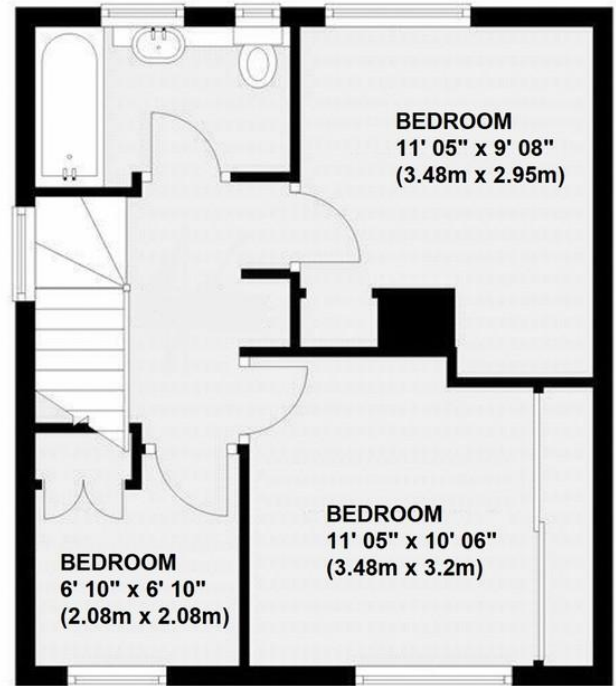
## Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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**Construction: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable and**

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

**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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