

# THOMAS BROWN

ESTATES



**Saxville Road, Orpington, BR5 3AT**

**Asking Price: £375,000**

- 3 Bedroom Terraced Property
- Short Walk to St. Mary Cray Station & Local Shops
- 26'8 Dual Aspect Lounge/Dining Room
- Deceptively Spacious, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious three bedroom terraced property, boasting a short walk to St. Mary Cray Station and Nugent Shopping Centre, boasting a 26'8 dual aspect lounge/dining room and a driveway for two vehicles. The accommodation on offer comprises: entrance hall (with large storage cupboard), spacious dual aspect lounge/dining room, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms (all with built in wardrobes) and a family bathroom. Externally there is a low maintenance rear garden with rear access and a drive to the front with ample additional on road parking. Saxville Road is very well located for local schools, shops, bus routes, and St Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view to fully appreciate the floor space on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, large understairs storage cupboard, carpet, radiator.

#### LOUNGE/DINER

26' 08" x 11' 05" (8.13m x 3.48m) Double glazed window to front, double glazed window to rear, carpet, two radiators.

#### KITCHEN

9' 04" x 8' 04" (2.84m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, tiled splashback, double glazed window to rear, tiled flooring.



#### LOBBY

Double glazed opaque door to rear, carpet.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, opaque window to side, tiled walls, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, carpet.

#### BEDROOM 1

11' 09" x 11' 08" (3.58m x 3.56m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 07" x 8' 07" (3.84m x 2.62m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 08" x 8' 04" (2.64m x 2.54m) Built in wardrobe, double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

19' 0" x 18' 0" (5.79m x 5.49m) Block paved, outside cupboard, side access.

#### OFF STREET PARKING

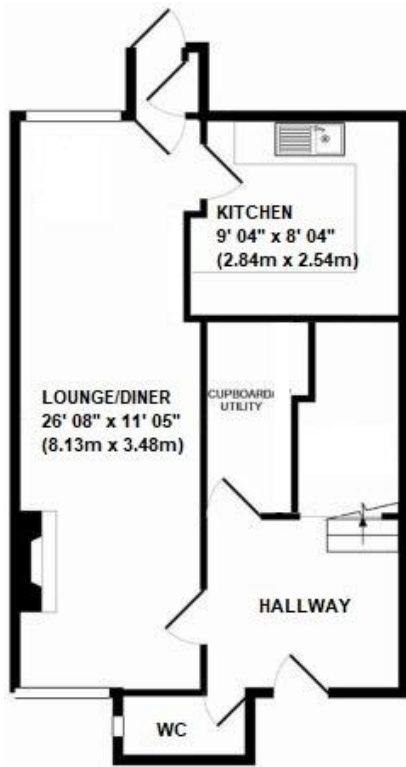
Block paved drive with space for 2 vehicles, covered entrance.

#### DOUBLE GLAZING

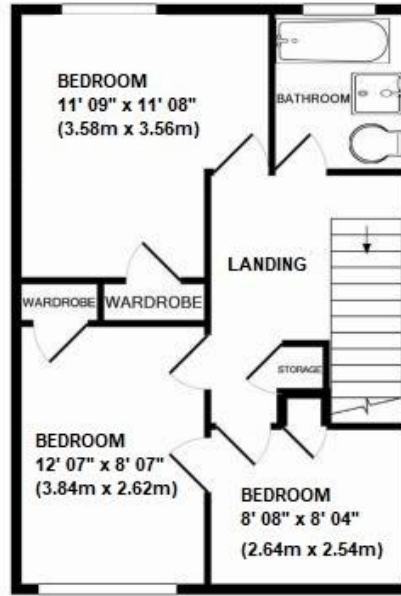
#### CENTRAL HEATING SYSTEM







GROUND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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>		75
(55-68) <b>D</b>	53	
(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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