

# THOMAS BROWN

ESTATES



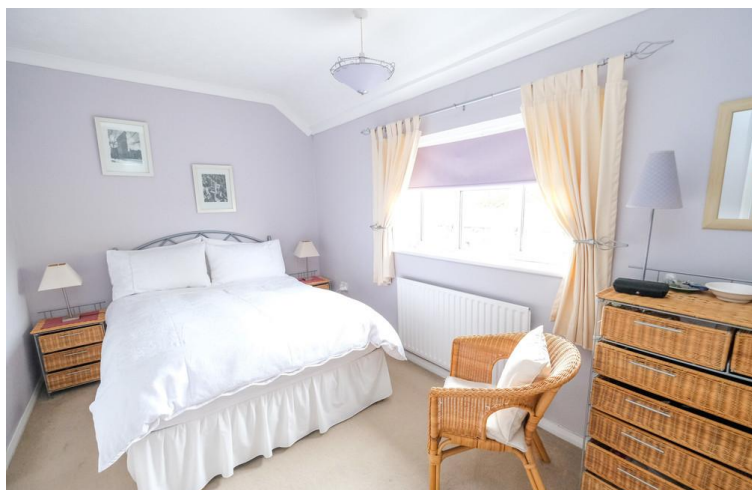
**17 Horsell Road, Orpington, BR5 3BG**

**Asking Price: £485,000**

- 3 Bedroom Extended End of Terrace House
- Well Located for St. Mary Cray Station
- 2 Reception Rooms
- Bonus Loft Room







## Property Description

An opportunity to purchase this extended three bedroom end of terrace house set within a popular residential location in St Paul's Cray. The very well presented property on offer comprises: entrance hallway, lounge, fitted kitchen, dining room, lobby area, downstairs WC, and a lean-to area to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family shower-room. The property also benefits from a bonus loft room (not a full loft conversion). Externally there is a private garden to the rear and front aspects of the property. Other benefits include double glazing and a central heating system. Horsell Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Internal viewing is recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed door to front, double glazed window to side, carpet, radiator.

#### LOUNGE

14' 06" x 12' 05" (4.42m x 3.78m) Feature fireplace, double glazed window to front, carpet, radiator.

#### DINING ROOM

13' 0" x 9' 09" (3.96m x 2.97m) Three double glazed windows to rear, double glazed door to garden, carpet, radiator.

#### KITCHEN

17' 6" x 9' 8" (5.33m x 2.95m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated microwave, integrated warming drawer, double glazed window to rear, tiled flooring, radiator.



#### LEAN-TO

Worktops over cupboards, storage cupboard, space for two fridge/freezers, wooden door to front, wooden door to garden.

#### CLOAKROOM

Low level WC, central heating boiler, double glazed window to side, tiled flooring radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

#### BEDROOM 1

11' 07" x 9' 04" (3.53m x 2.84m) Two built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 02" x 8' 02" (4.01m x 2.49m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 05" x 9' 0" (3.78m x 2.74m) (narrowing to 5' 10") Built in wardrobe, double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, integrated twin wash hand basin in vanity unit, shower cubicle, double glazed window to rear, wall boards, laminate wood flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### LOFT ROOM

20' 09" x 9' 08" (6.32m x 2.95m) (measured at 1 metre high) Eaves storage, two Velux windows, carpet to stairs, carpet.

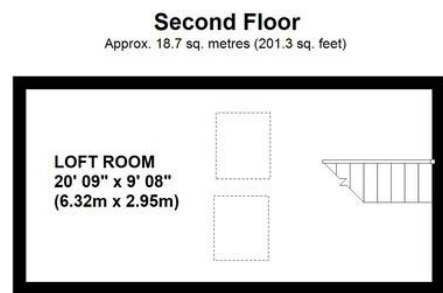
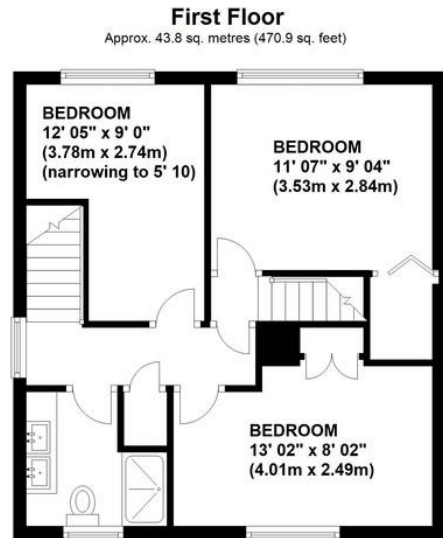
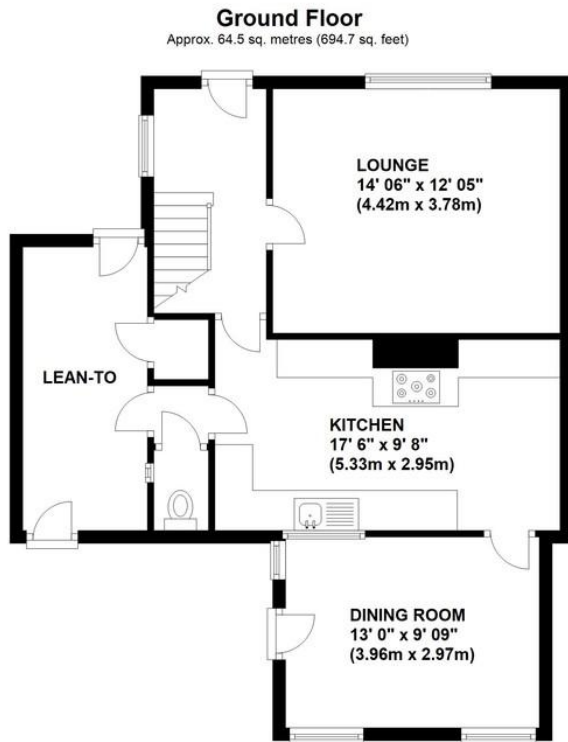
#### GARDEN

60' (18.29m) (approx.) Patio areas at top and bottom ends of garden, with rest laid to lawn, shed, outdoor power, outside tap.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

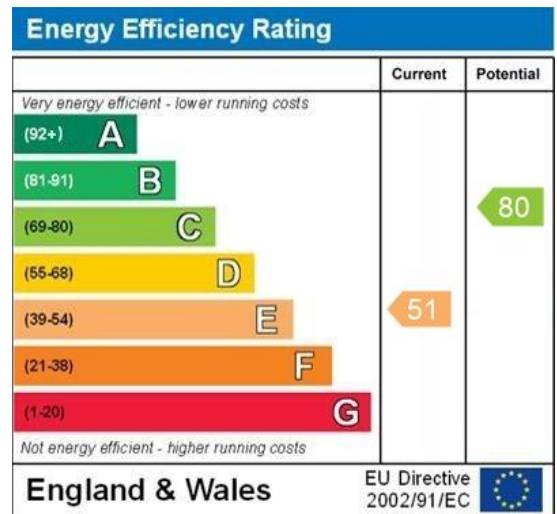




Total area: approx. 127.0 sq. metres (1367.0 sq. feet)



**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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