

THOMAS BROWN

ESTATES

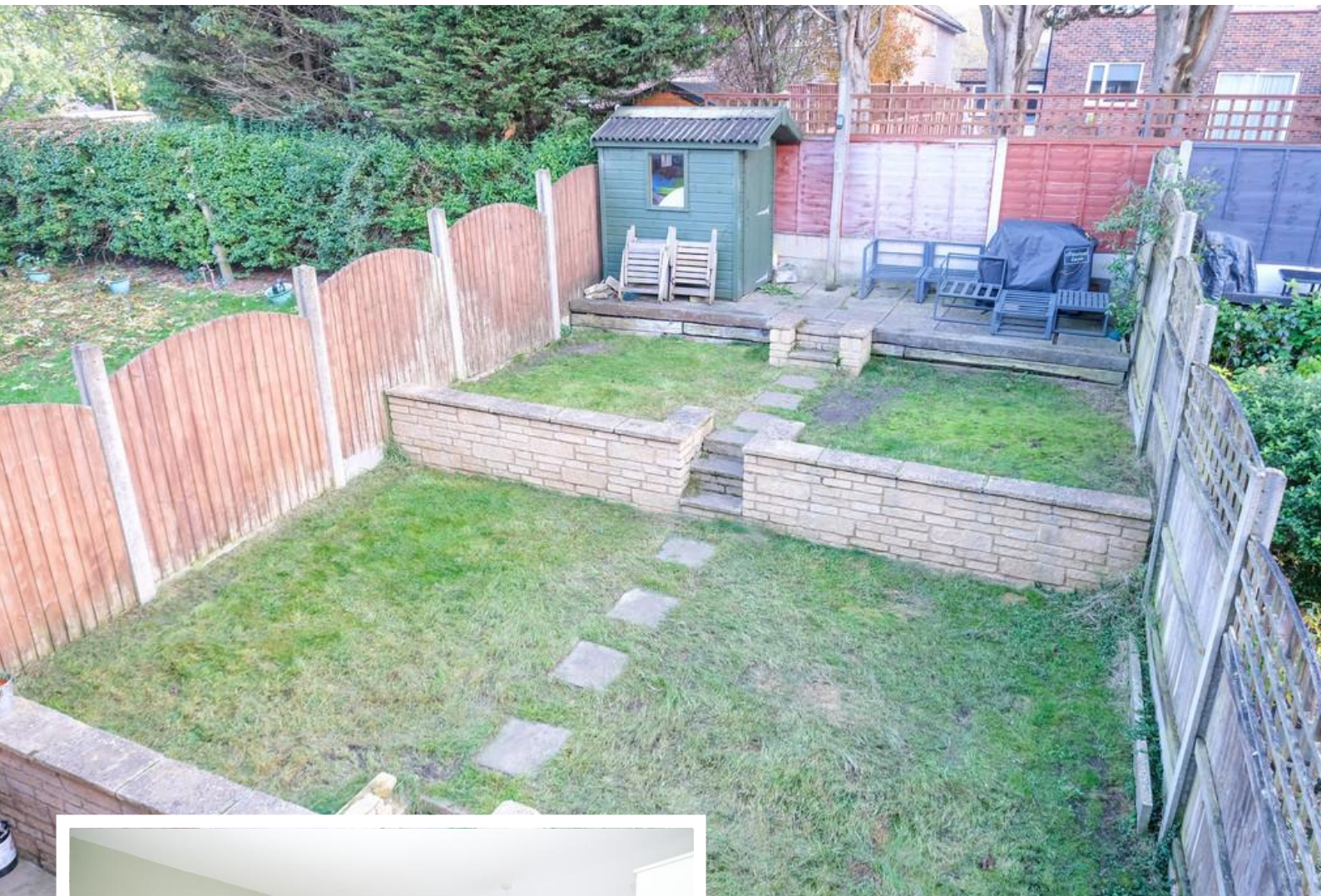


51 Beddington Road, Orpington, BR5 2TF

Asking Price: £425,000

- Larger Style 3 Bedroom Mid Terrace House
- Short Walk to Scadbury Park Nature Reserve
- Set Back from the Road
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this purpose built, very well presented larger style three bedroom terraced property set back from the road on an elevated position within a short walk to the ever popular Scadbury Park Nature Reserve. The property comprises: entrance hall, lounge and a modern fitted kitchen/diner that spans the rear of the property with direct access to the garden, to the ground floor. To the first floor there are three bedrooms, all with built in wardrobes and a family bathroom with separate bath and shower cubicle. Externally there is a well presented rear garden mainly laid to lawn and a patio perfect for alfresco dining and entertaining. Beddington Road is well located for St. Mary Cray Station, local schools including the sought after 'Outstanding' Midfield Primary School, local shops and bus routes. Internal viewing is highly recommended to appreciate the floor space and location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, wood effect flooring.

LOUNGE

15' 01" x 13' 05" (4.6m x 4.09m) Double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

19' 09" x 8' 07" (6.02m x 2.62m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated induction hob with extractor over, integrated washing machine, integrated dishwasher, space for American fridge/freezer, space for table and chairs, double glazed window and double glazed French door to rear, wood effect flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 1

12' 0" x 11' 06" (3.66m x 3.51m) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 10" x 10' 02" (4.22m x 3.1m) Built in storage, double glazed window to front, carpet, radiator.



BEDROOM 3

8' 07" x 8' 06" (2.62m x 2.59m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to rear, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn.

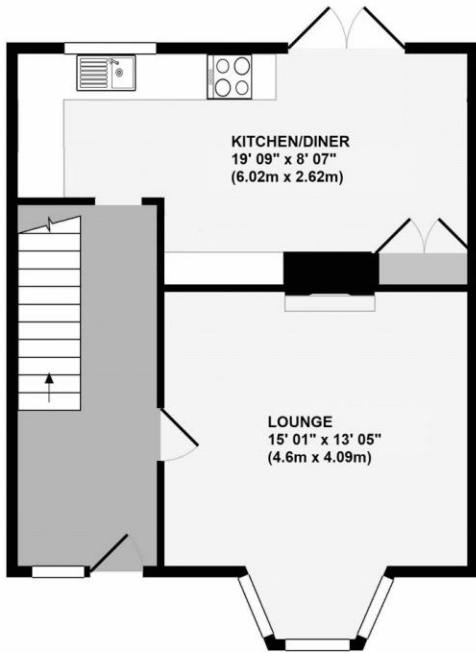
FRONT

Steps to front door, on road parking.

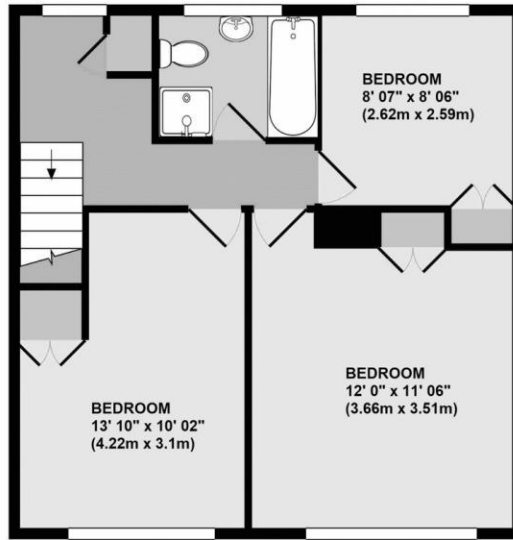
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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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Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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