

# THOMAS BROWN

ESTATES



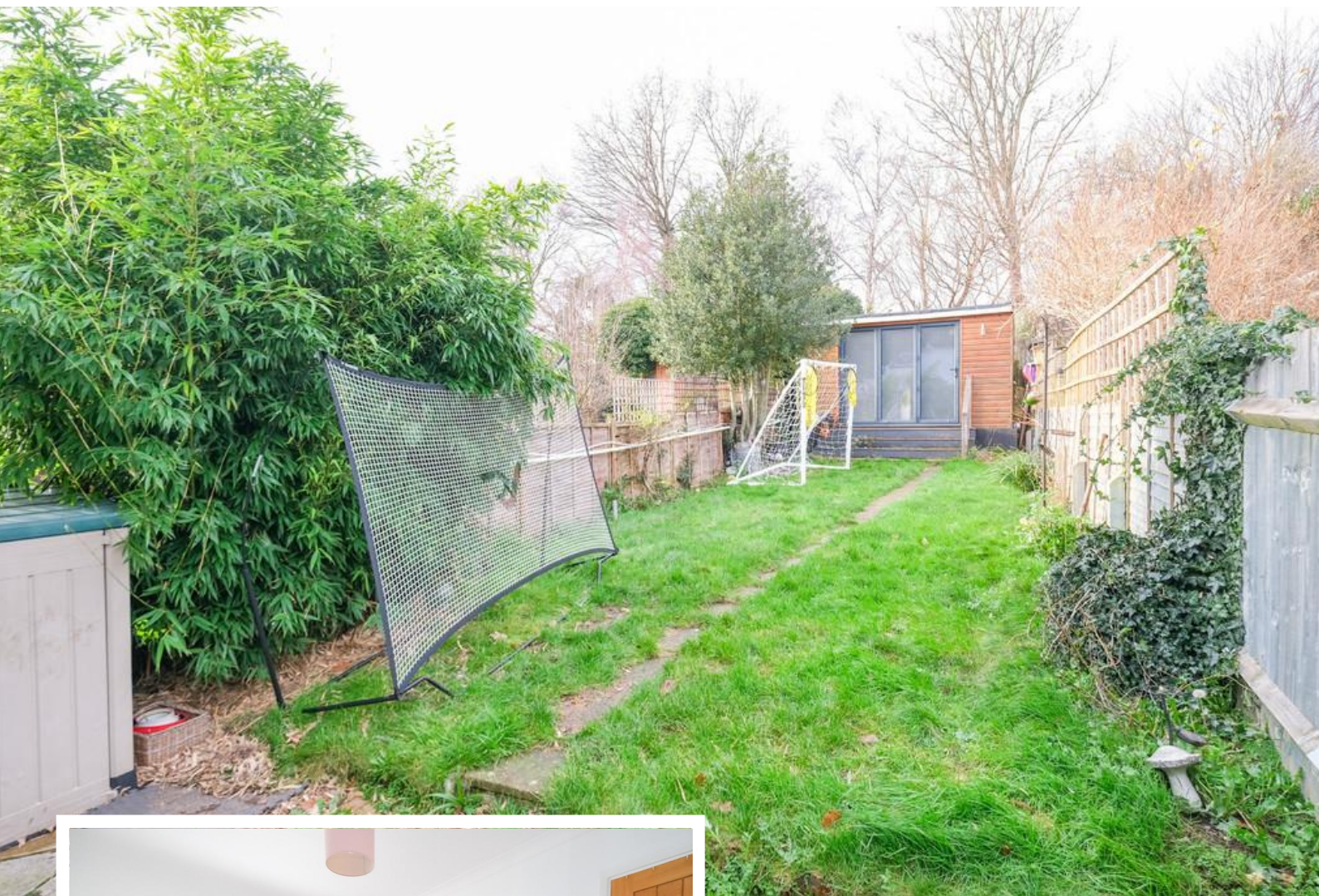
**44 Brookmead Way, Orpington, BR5 2BG**

**Asking Price: £450,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Schools & Amenities
- Fantastic 21' Home Office/Cabin
- No Forward Chain, Rear Extended







## Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom mid terrace property boasting a fantastic 21' home office/cabin, set within a sought after location in Orpington central to many local schools and amenities. The property is being offered to the market with no forward chain and comprises: entrance porch, lounge and open plan kitchen/dining room to the ground floor. To the first floor there is a landing giving access to three bedrooms and a modern family bathroom. Externally there is a good size rear garden mainly laid to lawn, sizeable home office/cabin and a driveway to the front. Brookmead Way is well located for local schools, shops, bus routes and Orpington & St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed opaque door to front.

#### LOUNGE

17' 0" x 16' 0" (5.18m x 4.88m) (measured at maximum)  
Double glazed window with shutters to front, laminate flooring, radiator.

#### DINING ROOM

16' 0" x 12' 10" (4.88m x 3.91m) (open plan to kitchen)  
Double glazed French doors to rear, laminate flooring, radiator.

#### KITCHEN

13' 0" x 7' 0" (3.96m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hobs, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed opaque window and double glazed opaque door to side, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 0" x 9' 10" (4.27m x 3m) Double glazed bay window with shutters to front, carpet, radiator.

#### BEDROOM 2

10' 10" x 9' 02" (3.3m x 2.79m) Double glazed window with shutters to rear, laminate flooring, radiator.

#### BEDROOM 3

9' 0" x 5' 10" (2.74m x 1.78m) Double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest shower head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

60' 0" (18.29m) (measured to home office) Patio area with rest laid to lawn.

#### HOME OFFICE/CABIN

21' 0" x 13' 0" (6.4m x 3.96m) (measured at maximum)  
Bi-folding doors, wood effect flooring, power and light, sink.

#### OFF STREET PARKING

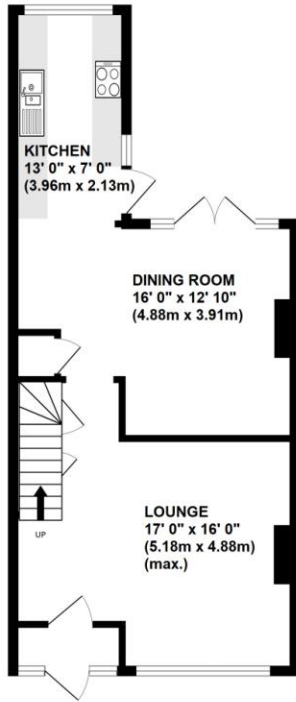
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

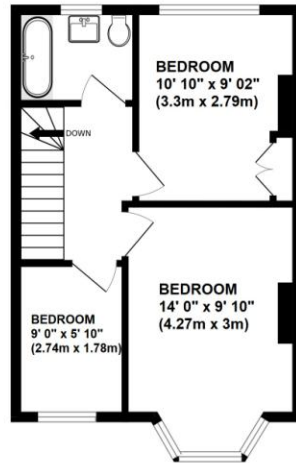
#### NO FORWARD CHAIN



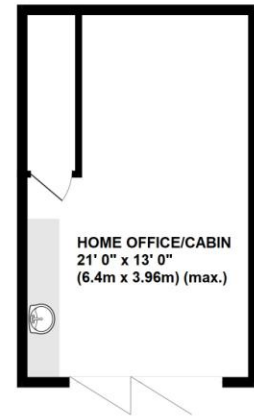
GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.

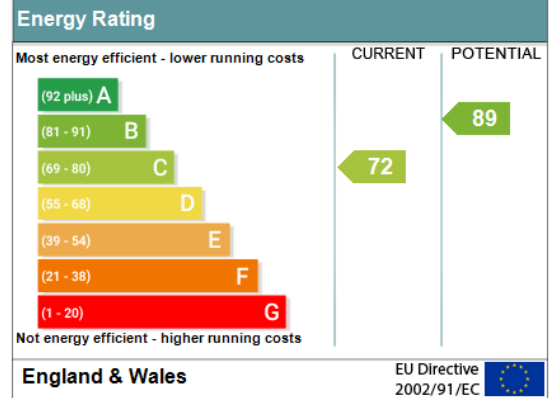


GARDEN ROOM  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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**

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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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