

THOMAS BROWN

ESTATES



15 Bridge Road, Orpington, BR5 2BJ

Guide: £367,500-£377,500

- 2 Double Bedroom, 2 Reception Room Victorian Terrace House
- Well Located for Orpington High Street & St. Mary Cray Station
- Central Location
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented, two double bedroom two reception room Victorian terraced property, situated in a convenient location for Orpington High Street, St. Mary Cray Station and local schools. The property comprises; lounge, dining room which is open plan to the modern fitted kitchen and a WC to the ground floor. To the first floor are two double bedrooms and family bathroom (accessed via bedroom 1). Externally there is a garden to the rear aspect of the property and on street parking to the front. Bridge Road is very well located for Orpington High Street, St. Mary Cray Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of specification and central location on offer.



LOUNGE

13' 02" x 11' 02" (4.01m x 3.4m) Composite door to front, double glazed window with shutters to front, laminate flooring, radiator.



DINING ROOM

12' 10" x 11' 02" (3.91m x 3.4m) Door to rear, under stairs cupboard, laminate flooring, radiator.

KITCHEN

10' 08" x 6' 09" (3.25m x 2.06m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated dishwasher, space for washing machine, tiled splashback, double glazed window to side, tile effect flooring.



LOBBY

Space for fridge/freezer, double glazed opaque window to side, tiled flooring, radiator.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 0" x 11' 03" (3.96m x 3.43m) Built in storage, double glazed window to rear, laminate flooring, radiator.

BATHROOM

(accessed via bedroom 1) Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

11' 08" x 11' 02" (3.56m x 3.4m) Two double glazed windows with shutters to front, laminate flooring, radiator.



OTHER BENEFITS INCLUDE:

GARDEN

46' 0" x 12' 0" (14.02m x 3.66m) Patio area with rest laid to lawn, shed, access from side alley.

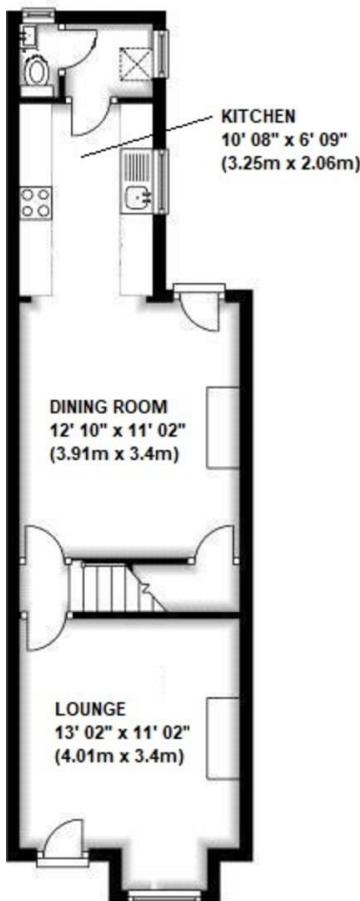
FRONT

Low maintenance front garden, on road parking.

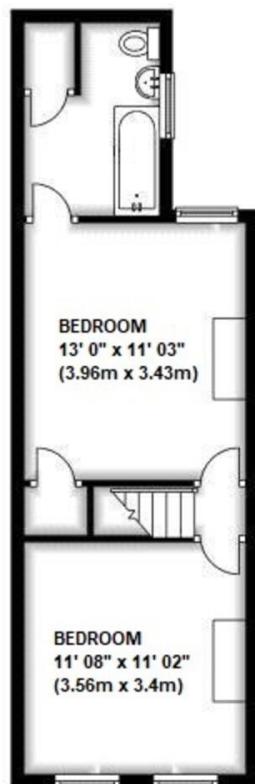
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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
WWW.EPC4U.COM		

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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