

# THOMAS BROWN

ESTATES



**Main Road, Orpington, BR5 3HE**

**Asking Price: £485,000**

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Conservatory, Double Garage to Rear
- Immaculately Presented





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, extended three bedroom semi-detached house boasting a double garage to the rear and walking distance to St. Mary Cray Station and local shops. The accommodation comprises; entrance porch and hall, lounge that leads to the conservatory (with underfloor heating), modern kitchen/diner and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally, there is a well kept garden to the front and rear of the property. To the rear is the double garage with parking in front of. Main Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Internal viewing is highly recommended, please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed window to front, laminate flooring.

#### ENTRANCE HALL

Tile effect flooring, radiator.

#### LOUNGE

15' 11" x 12' 0" (4.85m x 3.66m) Double glazed window to rear, double glazed French door to conservatory, tile effect flooring, radiator.

#### CONSERVATORY

15' 10" x 8' 10" (4.83m x 2.69m) Double glazed window to rear and side, double glazed sliding door to rear, double glazed door to side, tiled flooring, underfloor heating.



#### KITCHEN/DINER

16' 11" x 8' 08" (5.16m x 2.64m) Range of matching wall and base units with worktops over, double ceramic sink and drainer, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to front, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet to stairs, laminate flooring.

#### BEDROOM 1

15' 11" x 9' 02" (4.85m x 2.79m) (measured at maximum) Two double glazed windows to rear, laminate flooring, radiator.

#### BEDROOM 2

13' 04" x 8' 08" (4.06m x 2.64m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 3

9' 09" x 6' 09" (2.97m x 2.06m) Double glazed window to front, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bidet, Jacuzzi bath with shower over and shower attachment, double glazed opaque window to side, part tiled walls, tile effect flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

32' 0" (9.75m) Decked seating area, mature flowerbeds, side/rear access.

#### DOUBLE GARAGE

18' 09" x 17' 09" (5.72m x 5.41m) Electric up and over door, door to garden, power and light, rear vehicular access.

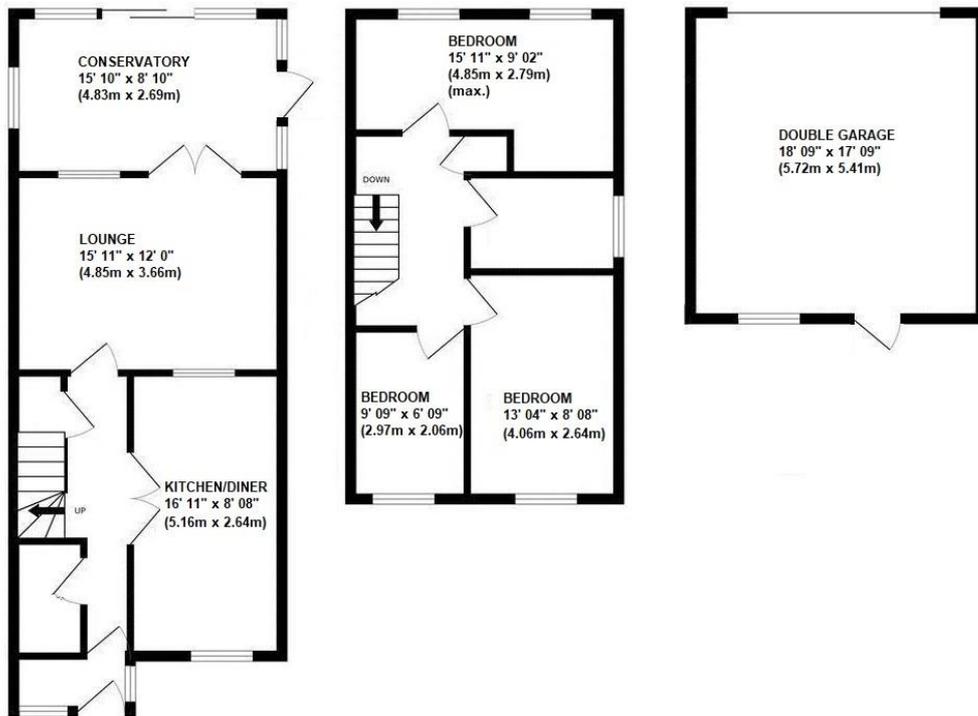
#### FRONT

Steps from road to front door, mature flowerbeds.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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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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