

# THOMAS BROWN

ESTATES



**15 Ringshall Road, Orpington, BR5 2LX**

**Asking Price: £367,500**

- 2 Double Bedroom Mid Terrace House
- Potential to Extend (STPP)
- Short Walk to St. Mary Cray Station & Local Shops
- No Forward Chain, On Road Parking





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom mid terrace property, being offered to the market with no forward chain and boasting a short walk to St. Mary Cray Station, Nugent Shopping Centre and local shops. The property comprises: entrance porch and hall, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are two double bedrooms and family bathroom. Externally there is a well presented 65' rear garden with side access and on road parking to the front. Please note there is potential to extend across the rear and/or into the loft space as many have done in the local area. Ringshall Road is well located for St. Mary Cray Station, Nugent Shopping Centre, local schools, shops and bus routes. Internal viewing is highly recommended to appreciate the location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed French doors to front, tiled flooring.

#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE/DINER

21' 10" x 10' 03" (6.65m x 3.12m) Double glazed window to front, double glazed window to rear, carpet, radiator.

#### KITCHEN

14' 0" x 6' 08" (4.27m x 2.03m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, breakfast bar, double glazed window to rear, double glazed door to rear, laminate flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

16' 05" x 10' 07" (5m x 3.23m) Built in storage, two double glazed windows to front, carpet, two radiators.

#### BEDROOM 2

10' 05" x 9' 05" (3.18m x 2.87m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" (19.81m) Patio with rest laid to lawn, mature shrubs, two brick built sheds with space for washing machine, side access.



#### FRONT

Laid to lawn, mature shrubs, path to front door.

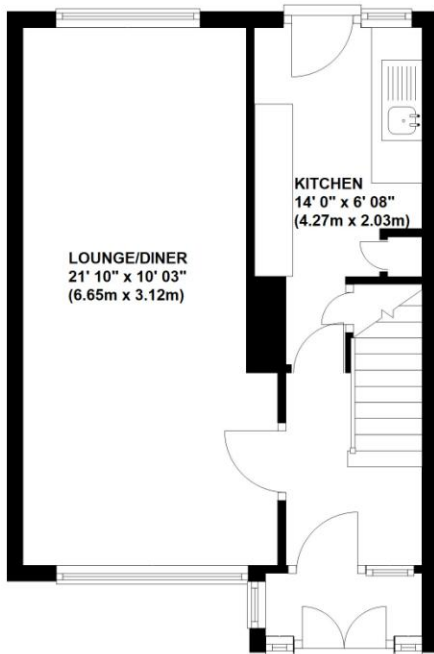
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

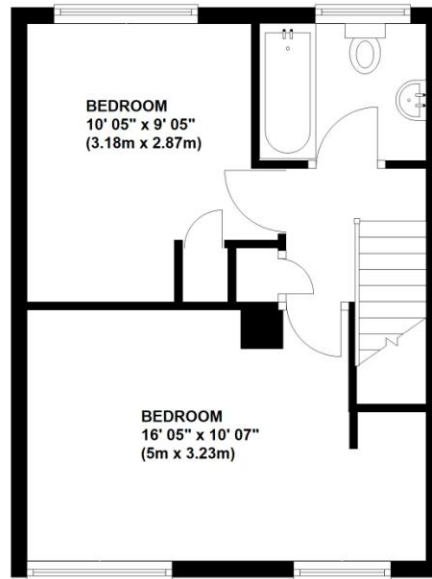
### Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



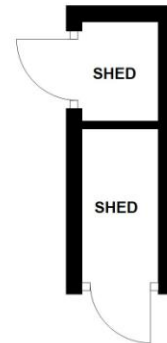
### First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



### Outbuilding

Approx. 3.0 sq. metres (32.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Freehold**

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