

THOMAS BROWN

ESTATES



55 Ringshall Road, Orpington, BR5 2LX

Asking Price: £335,000

- 2 Double Bedroom, 2 Bathroom Semi Detached House
- Immaculately Presented
- Modern Kitchen/Diner
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom, two bathroom semi detached property, refurbished to a high standard throughout, located within walking distance to St. Mary Cray Station and being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hall, living room, modern kitchen/diner that spans the rear of the property and a shower room to the ground floor. To the first floor are two double bedrooms (the master being particularly spacious and could be divided to create a third bedroom) and a family bathroom with separate WC. Externally there are front and rear gardens mainly laid to lawn and ample on road parking. Ringshall Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the specification and location on offer.



FRONT

Ample on street parking, path to front door with rest laid to lawn, side access.

PORCH

Double glazed composite door to front, opaque double glazed window to front and side, tiled flooring, radiator.

ENTRANCE HALL

Opaque wooden door to porch, carpet, radiator.

LOUNGE

15' 03" x 12' 04" (4.65m x 3.76m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

18' 11" x 8' 04" (5.77m x 2.54m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated grill, integrated oven, gas hobs with extractor over, space for washing machine, space for fridge freezer, tiled splashbacks, under stairs storage cupboard, space for table and chairs, double glazed window to rear, double glazed opaque door to side, tiled flooring, radiator.

SHOWER ROOM

Low level WC with integrated sink, shower cubicle, opaque double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft hatch, double glazed window to side, carpet.

BEDROOM 1

18' 09" x 10' 10" (5.72m x 3.3m) Built in and fitted wardrobes, two double glazed windows to front, carpet, two radiators.

BEDROOM 2

11' 07" x 9' 11" (3.53m x 3.02m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower attachment, opaque double glazed window to rear, part tiled walls, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque double glazed window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

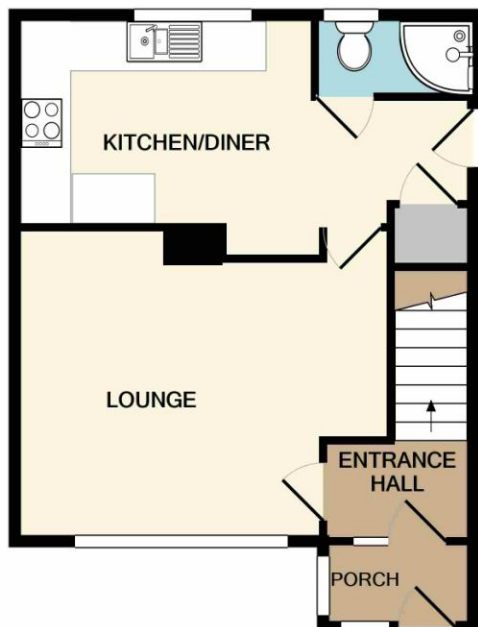
GARDEN

50' 0" x 28' 0" (15.24m x 8.53m) Patio with rest laid to lawn, shed.

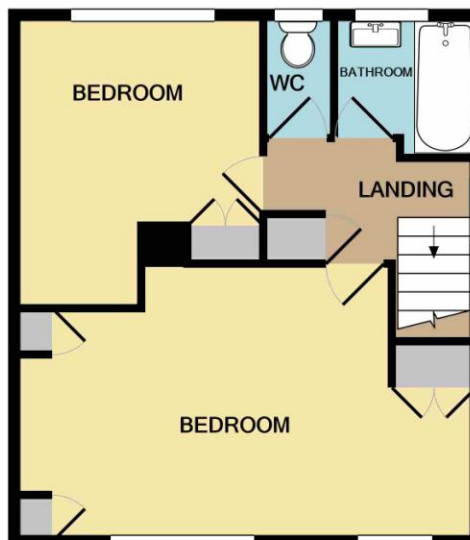
NO FORWARD CHAIN

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 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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Tenure

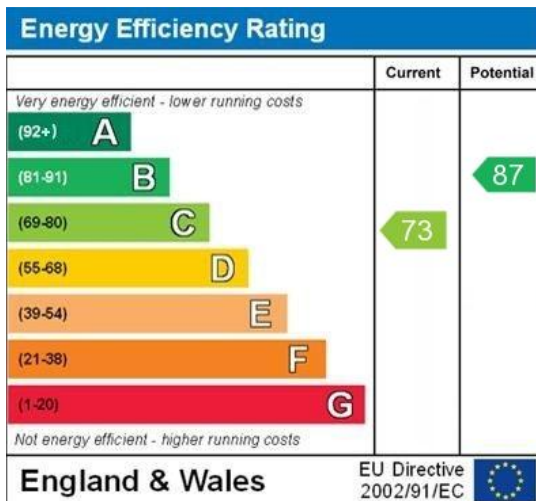
Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:

Mon-Fri: 8am – 8pm

Sat: 8am – 5pm

Sun: 10am – 4pm

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ESTATES