

THOMAS BROWN

ESTATES



42 Whippendell Way, Orpington, BR5 3DF Asking Price: **£350,000**

- Rear Extended 3 Bedroom End of Terrace House
- Fitted Kitchen/Breakfast Room
- Double Glazing & Central Heating System
- Walking Distance to St Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom end of terrace property boasting a large driveway and fantastic views to the rear across Orpington, located within walking distance to St. Mary Cray Station and local shops. The property requires modernisation and comprises: entrance hall, lounge, study area leading to the dining room and a fitted kitchen/breakfast room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a well maintained rear garden and a garage (storage only) with off road parking for multiple cars to the front on the driveway. The property benefits from double glazing and a central heating system. Whippendell Way is well located for local schools, shops, bus routes, and St Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed composite door to front, double glazed window to side, under stairs storage area, carpet, radiator and cover.

LOUNGE

14' 06" x 12' 05" (4.42m x 3.78m) Feature fireplace, double glazed window to front, carpet, radiator.

DINING ROOM

15' 09" x 7' 07" (4.8m x 2.31m) Double glazed windows to side and rear, carpet, radiator and cover.

KITCHEN

14' 01" x 9' 08" (4.29m x 2.95m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated cooker, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed door to side, two double glazed windows to side, tiled walls, vinyl flooring.

STUDY AREA

9' 09" x 6' 05" (2.97m x 1.96m) Carpet.

STAIRS TO FIRST FLOOR LANDING

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

BEDROOM 1

12' 04" x 11' 06" (3.76m x 3.51m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 02" x 8' 02" (4.01m x 2.49m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

12' 07" x 9' 0" (3.84m x 2.74m) (measured at maximum) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, opaque double glazed window to rear, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 27' 0" (15.24m x 8.23m) Patio area with rest laid to lawn, mature flower beds and shrubs.

GARAGE

Storage only.

OFF STREET PARKING

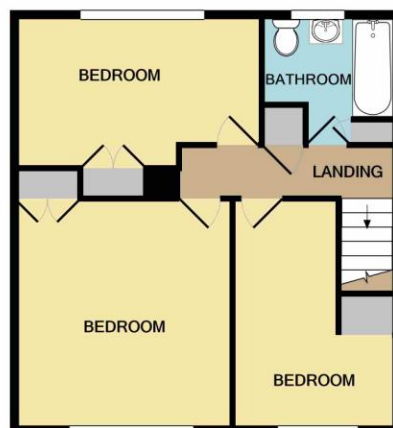
Driveway for numerous vehicles, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Please note that the property is believed to be of a type of concrete construction and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.





OUTBUILDING
APPROX. FLOOR
AREA 188 SQ.FT.
(17.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.5 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

D

Viewing Arrangements

Strictly by appointment

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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