

# THOMAS BROWN

ESTATES



**71 Dawson Avenue, Orpington, BR5 3AY** Asking Price: **£250,000**

- 2 Double Bedroom First Floor Maisonette
- Spacious Lounge/Dining Room
- Private Rear Garden & Off Street Parking
- Walking Distance to St Mary Cray Station





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom first floor maisonette with private garden and off street parking, located on a popular residential road in Orpington and within walking distance to St Mary Cray station. The accommodation on offer comprises: private entrance hall and stairs, spacious lounge/dining room, fitted kitchen, two double bedrooms, a family bathroom and separate WC. Externally to the rear is a private garden, and off street parking to the front. Dawson Avenue 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

Wooden door to side, stairs to first floor, two storage cupboards, loft access, radiator.

#### LOUNGE

16' 03" x 11' 09" (4.95m x 3.58m) Double glazed bay window to front, carpet, radiator.

#### KITCHEN

12' 0" x 10' 05" (3.66m x 3.18m) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer tap, freestanding oven with hob, space for fridge/freezer, plumbing for washing machine, central heating boiler, storage cupboard, double glazed window to rear, vinyl flooring.

#### BEDROOM 1

12' 04" x 10' 06" (3.76m x 3.2m) Double glazed window to front, storage cupboard, carpet, radiator.

#### BEDROOM 2

10' 06" x 9' 08" (3.2m x 2.95m) Double glazed window to rear, storage cupboard, carpet, radiator.

#### SEPARATE WC

High level WC, double glazed window to rear, carpet.

#### BATHROOM

Pedestal wash hand basin, panel enclosed bath with shower over, double glazed window to rear, tiled walls, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

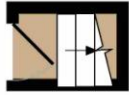
#### GARDEN

Mainly laid to lawn, mature shrubs and trees.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 14 SQ.FT.  
(1.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 683 SQ.FT.  
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 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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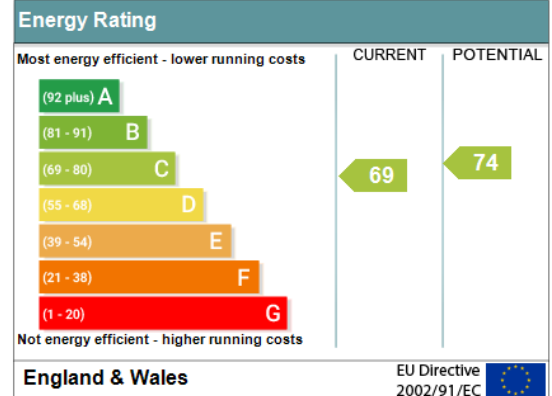
## Other Information:

**Council Tax Band:** C

**Construction:** Standard

**Tenure:** Leasehold

Address: 71 DAWSON AVENUE, ORPINGTON, ORPINGTON, BR5 3AY  
RRN: 9370-2153-9000-2790-1035



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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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