

THOMAS BROWN

ESTATES



55 Silverdale Road, St. Pauls Cray, BR5 2LU **Asking Price: £333,000**

- 3 Bedroom Mid Terrace House
- Large Kitchen/Diner
- Full Rewire & New Boiler (2017)
- Walking Distance to St Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom terrace property located within walking distance to St. Mary Cray Station, boasting a full rewire and a new boiler installed since 2017. The accommodation on offer comprises: entrance porch and hall, living room and a kitchen/diner that spans the rear of the property to the ground floor. To the first floor are three bedrooms, including two double bedrooms and a family bathroom. Externally there are front and rear gardens (rear garden with side access) mainly laid to lawn and ample on road parking. Silverdale 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.



FRONT

On road parking, path to front door with rest laid to lawn, side access, mature hedges.

ENTRANCE PORCH

Door to front, double glazed window to front.

ENTRANCE HALL

Door to porch, carpet.

LOUNGE

13' 0" x 12' 05" (3.96m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

16' 04" x 8' 04" (4.98m x 2.54m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, under stairs storage cupboard, door to rear, double glazed window to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 06" x 9' 02" (3.51m x 2.79m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 9' 10" (3.53m x 3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 06" x 6' 07" (2.29m x 2.01m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, two opaque double glazed windows to rear, tiled flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

41' 08" x 21' 08" (12.7m x 6.6m) Patio area, part laid to lawn.

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.





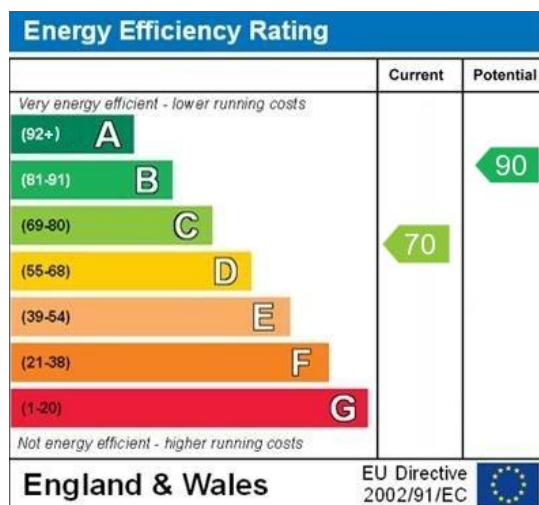
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

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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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