

THOMAS BROWN

ESTATES



7 Friar Road, Orpington, BR5 2BL

Asking Price: £387,000

- 2 Double Bedroom Semi Detached Bungalow
- Potential to Extend Further (STPP)
- 14 x 3.6 KW Solar Panels
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, rear extended semi-detached bungalow, located in a sought after road in the Poverest location and within walking distance of St. Mary Cray Station, Orpington High Street and Nugent Shopping Centre. Although the property already boasts a strong floor space, there is potential to extend further to the rear as others have done in the local area. The accommodation on offer comprises; entrance porch and hall, lounge/diner, fitted kitchen/breakfast room, two double bedrooms and a wet room style shower room. Externally there is off street parking to the front, garage to the side and a well presented garden to the rear. Friar Road is very well located for local schools, shops, bus routes and St. Mary Cray & Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the accommodation and location on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed window to front and side, vinyl flooring.

ENTRANCE HALL

Opaque double glazed door, loft hatch, laminate flooring.

LOUNGE/DINER

23' 09" x 10' 10" (7.24m x 3.3m) Double glazed sliding doors to rear, double glazed window to front, gas fire with coals, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

11' 03" x 9' 04" (3.43m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for under counter fridge and freezer, space for washing machine, space for table and chairs, opaque double glazed door to side, double glazed window to rear, tiled walls, vinyl flooring, radiator.



BEDROOM 1

11' 06" x 10' 04" (3.51m x 3.15m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

BEDROOM 2

11' 07" x 9' 0" (3.53m x 2.74m) Fitted wardrobes, double glazed window to side, laminate flooring, radiator.

SHOWER ROOM

Wet room style, low level WC, wash hand basin, shower and attachment, opaque double glazed window to side, tiled walls, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

60' 0" x 32' 0" (18.29m x 9.75m) Patio area, artificial lawn, shed with power and light, side access, mature flowerbeds.

OFF STREET PARKING

Driveway and access to garage, low maintenance, shrubs.

GARAGE

19' 11" x 8' 10" (6.07m x 2.69m) Up and over door, door to rear, window to rear, power and light.

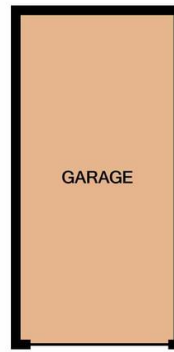
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

SOUTH FACING GARDEN

14 X 3.6 KW SOLAR PANELS

NO FORWARD CHAIN



1ST FLOOR
APPROX. FLOOR
AREA 141 SQ.FT.
(13.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 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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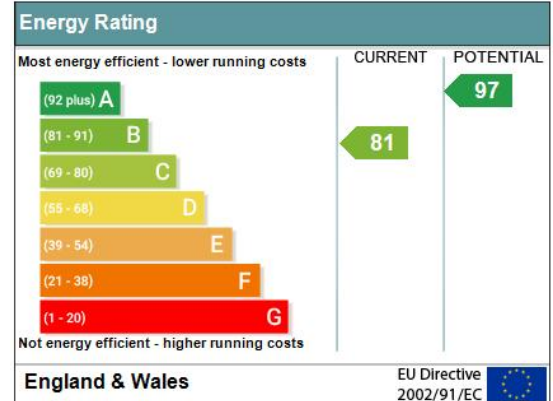
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 7 FRIAR ROAD, ORPINGTON, ORPINGTON, BR5 2BL
RRN: 2391-3900-5200-0450-8204



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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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