

THOMAS BROWN

ESTATES

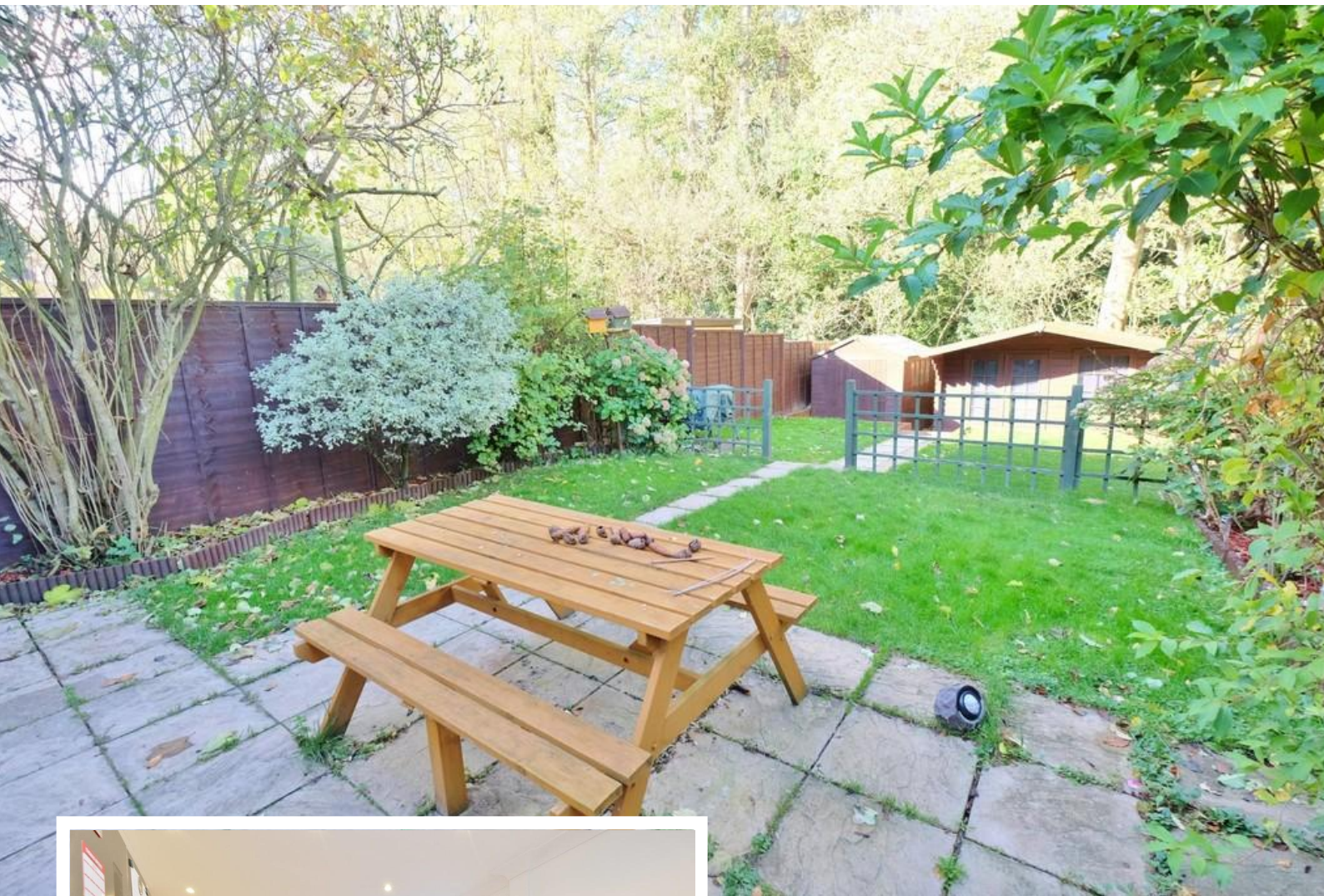


48 Beddington Road, Orpington, BR5 2TF

Asking Price: £425,000

- 4 Bedroom Mid Terrace House
- Private Rear Garden & Off Street Parking
- Modern Fitted Kitchen
- Backs onto Scadbury Park Woodland





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious four bedroom property backing onto the ever popular Scadbury Park Nature Reserve, boasting a rear extension and loft conversion providing a floor space rarely seen for a property of its type and location. The property comprises: entrance hall, lounge, modern fitted kitchen with high gloss units and a breakfast bar that is open plan to the conservatory with views over the rear garden to the ground floor. To the first floor there are three bedrooms, all with built in wardrobes and a family bathroom. To the second floor is an additional bedroom with ample eves storage. Externally there is a well presented rear garden mainly laid to lawn with a summer house and shed that backs onto Scadbury Park. Other key benefits to this property include gas central heating, double glazing and a driveway to the front. Beddington Road is well located for St. Mary Cray Station, local schools including the sought after 'Outstanding' Midfield Primary School, local shops and bus routes. Internal viewing is highly recommended to appreciate the floor space and location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Wooden door and single glazed panels to front, laminate flooring, radiator.

LOUNGE

13' 07" x 12' 04" (4.14m x 3.76m) Double glazed window to front, remote controlled feature fireplace, carpet, radiator.

KITCHEN

20' 0" x 9' 09" (6.1m x 2.97m) (measured to longest and widest point) Range of matching wall and base units with worktops over, breakfast bar, one and a half bowl ceramic sink and mixer tap, freestanding oven and hob with extractor over, American fridge/freezer to remain, plumbing for washing machine, plumbing for dishwasher, space for dryer, tiled splashbacks, central heating boiler, under stairs storage cupboard, double glazed window to rear, tiled flooring, radiator.



CONSERVATORY

12' 10" x 9' 05" (3.91m x 2.87m) Double glazed French doors to garden, double glazed windows to two sides, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 1

14' 04" x 10' 0" (4.37m x 3.05m) (measured to back of fitted wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 0" x 9' 01" (3.66m x 2.77m) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 09" x 8' 09" (2.67m x 2.67m) Built in storage/wardrobes, double glazed window to rear, carpet, radiator.



BATHROOM

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

STAIRS TO LOFT ROOM

Accessed via alternate tread staircase.

LOFT ROOM/BEDROOM 4

21' 10" x 9' 02" (6.65m x 2.79m) (measured to longest and widest points) Four Velux windows, eaves storage, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

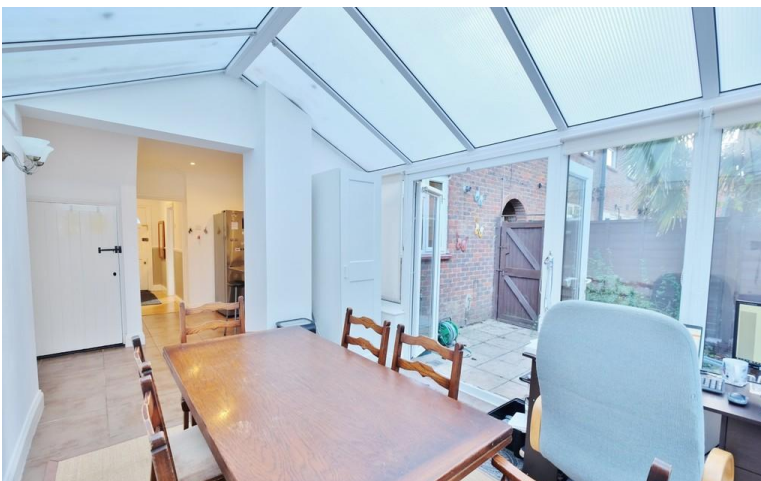
Patio area with rest laid to lawn, side access, summerhouse, shed, backs onto Scaisbury woods.

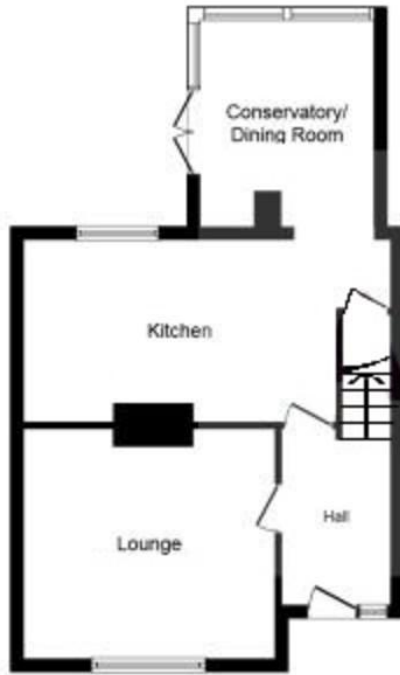
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

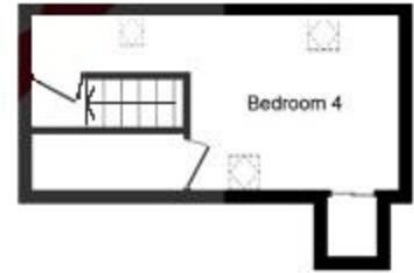




Ground Floor



First Floor



Second Floor

Beddington Rd , Orpington , BR5

Total floor area 110.0 sq. m. (1,184 sq. ft.) approx

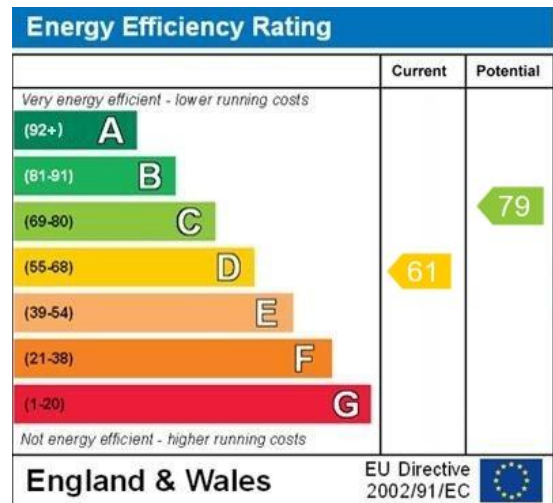
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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

THOMAS BROWN
ESTATES