

THOMAS BROWN

ESTATES

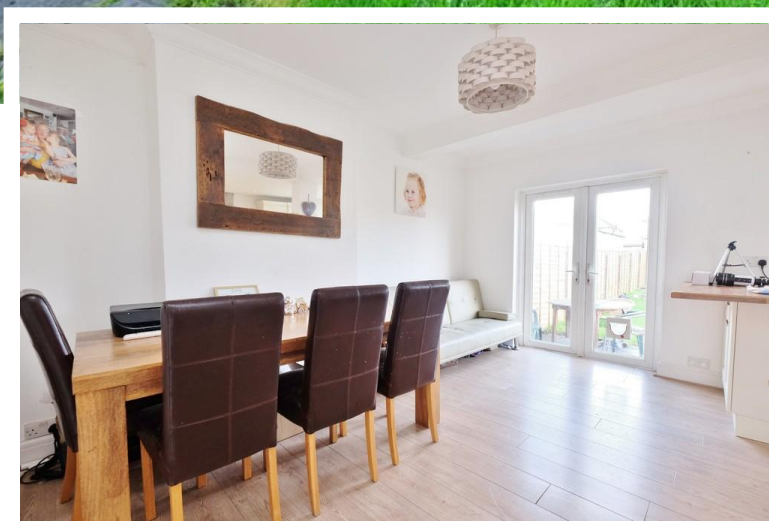


51 Cray Avenue, Orpington, BR5 4AA

Asking Price: £425,000

- 3 Bedroom Semi Detached House
- Potential to Extend (STPP)
- Open Plan Kitchen/Dining Room
- Walking Distance to Orpington High Street





Property Description

Thomas Brown Estates are delighted to offer this three bedroom bay fronted semi detached property, situated within a short walk to Orpington High Street boasting fantastic potential to extend STPP. The property comprises; entrance porch and hall, lounge and open plan kitchen/dining room that spans the rear of the property with direct access to the rear garden. To the first floor there is a landing giving access to three bedrooms and a modern family bathroom. There is a private garden to the rear aspect of the property mainly laid to lawn with a driveway to the rear accessed via gates from a service road behind. STPP there is potential to extend across the rear and/or into the loft space as many have done in the local area. Cray Avenue is well located for Orpington High Street, Orpington and St. Mary Cray Station mainline stations, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Path to front door with rest laid to lawn, side access.

ENTRANCE PORCH

Composite door to front, double glazed window to side, tiled flooring.

ENTRANCE HALL

Door to front, double glazed window to side, under stairs storage, tiled flooring, radiator.

LOUNGE

15' 02" x 12' 09" (4.62m x 3.89m) (measured at maximum)
Double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

16' 09" x 14' 07" (5.11m x 4.44m) Range of matching wall and base units with worktops over, breakfast bar, one and a half sink and drainer, integrated fridge/freezer, integrated dishwasher, integrated extractor hood, space for cooker, space for washing machine, tiled splashbacks, double glazed French doors to rear, double glazed window to rear, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, loft hatch, carpet.

BEDROOM 1

13' 06" x 11' 0" (4.11m x 3.35m) (measured at maximum)
Fitted and built in wardrobes, double glazed bay window to front, carpet, radiator.



BEDROOM 2

10' 06" x 7' 08" (3.2m x 2.34m) Built in wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 10" x 6' 07" (2.69m x 2.01m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

58' 0" x 22' 0" (17.68m x 6.71m) (measurement including driveway) Patio area with rest laid to lawn, side access.

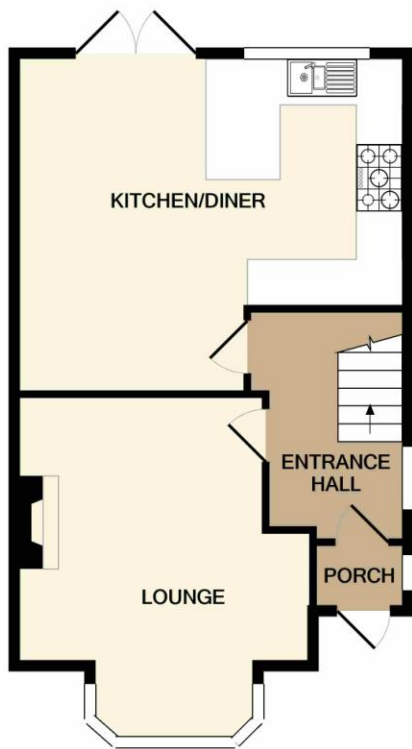
OFF STREET PARKING

Rear vehicular access with parking behind gates, block paved driveway.

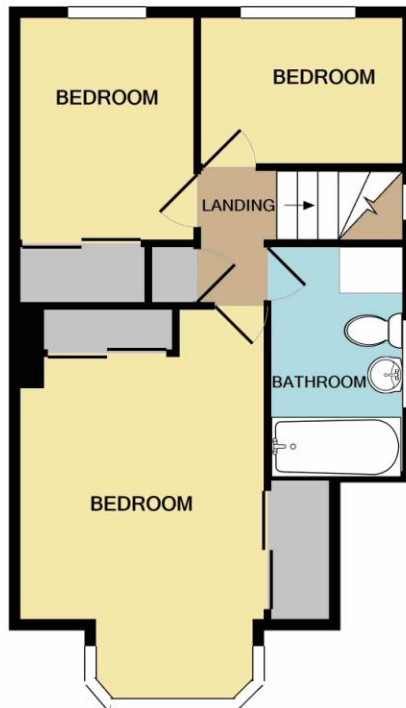
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.8 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:

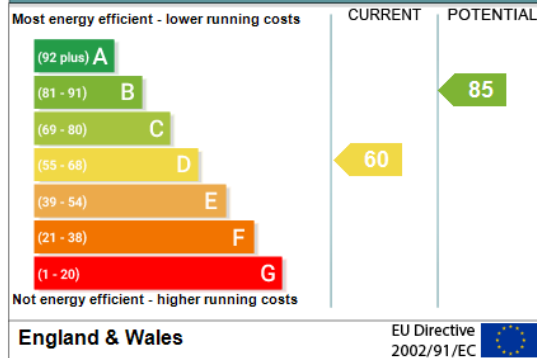
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 51 CRAY AVENUE, ORPINGTON, ORPINGTON, BR5 4AA
RRN: 4190-6302-0422-3099-3903

Energy Rating



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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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