

# THOMAS BROWN

ESTATES



**28 Spring Shaw Road, Orpington, BR5 2RH** Asking Price: **£500,000**

- 3 Bedroom, 2 Bathroom Detached House
- No Forward Chain
- Potential to Extend (STPP)
- Sought After Walsingham Gate Development





## Property Description

Thomas Brown Estates are delighted to offer this end of chain, three bedroom two bathroom detached house, situated on the ever sought after Walsingham Gate development. The property already boasts a strong floor space but STPP there is potential to convert the garage, extend above the garage and/or extend to the rear. The accommodation on offer comprises; entrance hallway, fitted kitchen, lounge, dining room and WC to the ground floor. To the first floor are three bedrooms with en-suite to the master and the family bathroom. Externally there is a good size garden situated to the rear of the property, garage to the side and parking for numerous vehicles to the front. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the lovely location on offer.



#### ENTRANCE HALL

Door to front, under stairs storage, carpet, radiator.

#### LOUNGE

14' 11" x 11' 08" (4.55m x 3.56m) Double glazed sliding door to rear, double glazed window to rear, carpet, radiator.

#### DINING ROOM

11' 08" x 9' 04" (3.56m x 2.84m) Double glazed window to rear, carpet, radiator.

#### KITCHEN

12' 11" x 9' 11" (3.94m x 3.02m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for washing machine, space for dishwasher, door to side, double glazed window to front and side, vinyl flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to side, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, airing cupboard, loft hatch, carpet.

#### BEDROOM 1

14' 05" x 10' 08" (4.39m x 3.25m) Built in wardrobes and bedroom furniture, double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower, opaque double glazed window to front, vinyl flooring, radiator.



#### BEDROOM 2

10' 09" x 10' 07" (3.28m x 3.23m) Built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 01" x 6' 10" (3.07m x 2.08m) Double glazed window to front and side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to side, part tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

43' 0" x 41' 0" (13.11m x 12.5m) Patio area with rest laid to lawn, side access.

#### GARAGE

17' 05" x 8' 11" (5.31m x 2.72m) Up and over electric door, door to rear, power and light.

#### OFF STREET PARKING

Block paved driveway with rest laid to lawn, access to garage, side access, mature flowerbeds and shrubs.

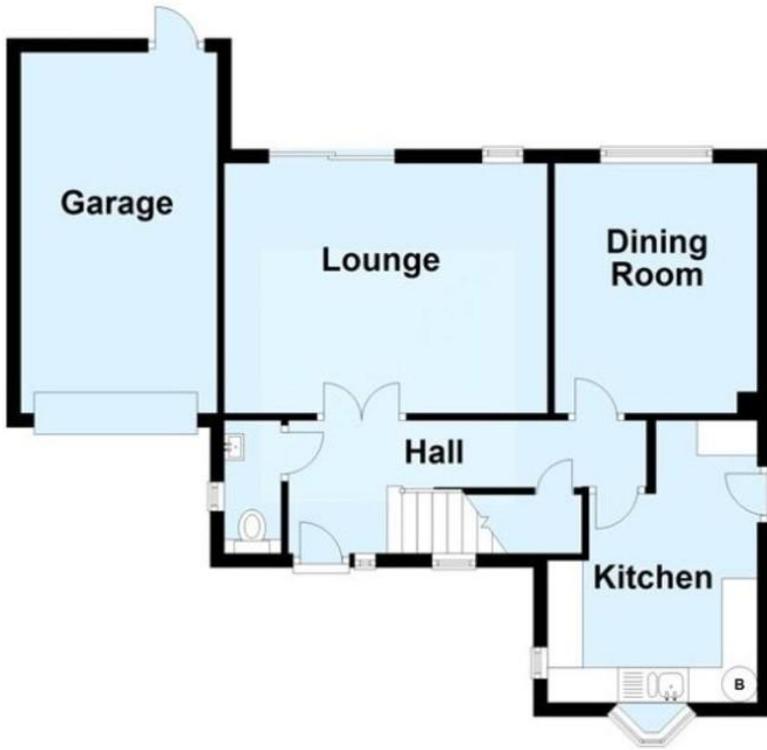
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

### Other Information:

**Council Tax Band:** F

**Construction:** Standard

**Tenure:** Freehold

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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