

# THOMAS BROWN

ESTATES



**94 Sevenoaks Way, Orpington, BR5 3AF** **Asking Price: £325,000**

- 2 Double Bedroom End of Terrace House
- Requires Full Refurbishment
- Sizeable Garden & Double Garage
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious two double bedroom end of terrace property boasting a sizeable garden with a double garage to the rear, being offered to the market with no forward chain. The property comprises: entrance hallway, open plan lounge/diner, fitted kitchen and a WC to the ground floor. To the first floor there is a landing area giving access to two double bedrooms and a family bathroom. Externally there is a rear garden mainly laid to lawn and a double garage to the rear accessed via a service road. To the front is a garden and ample on road parking. Please note the property does require full refurbishment throughout and this has been reflected in the asking price. Please call Thomas Brown Estates to arrange an appointment to view.



#### HALLWAY

Wooden door to side, double glazed opaque window to side, radiator, laminate flooring.

#### LOUNGE/DINER

26' 01" x 14' 05" (7.95m x 4.39m) measured at maximum. Double glazed window to front, opaque window to side, two radiators, laminate flooring.

#### KITCHEN

13' 07" x 8' 06" (4.14m x 2.59m) Range of matching wall and base units with worktops over, integrated oven and grill, gas hob, 1 1/2 bowl sink with drainer, space for fridge freezer, space for dishwasher, space for washing machine, double glazed window and double glazed door to garden, vinyl flooring.



#### CLOAKROOM

Low level WC, double glazed opaque window to side, radiator, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Wooden stairs.

#### LANDING

Carpet, storage cupboard, radiator.

#### BEDROOM 1

15' 05" x 13' 08" (4.7m x 4.17m) measured at maximum. Fitted wardrobes, window to rear, carpet, radiator.



#### BEDROOM 2

14' 06" x 10' 05" (4.42m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

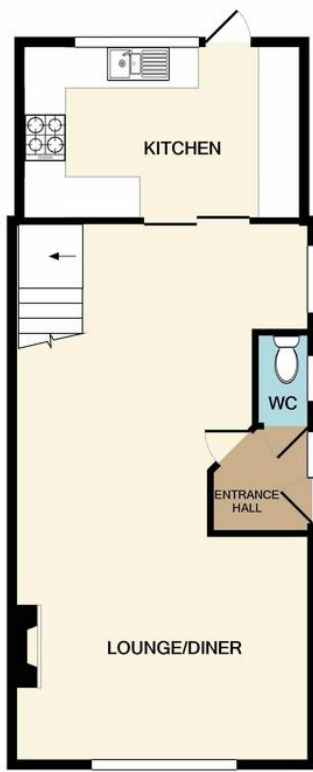
#### GARDEN

90ft measured to garage. Laid to lawn with mature flowerbeds, side access.

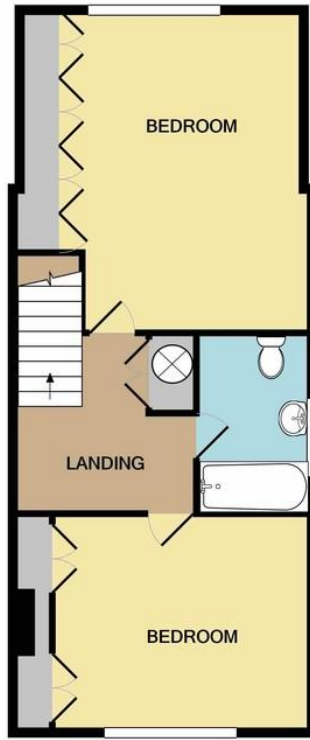


#### GARAGE

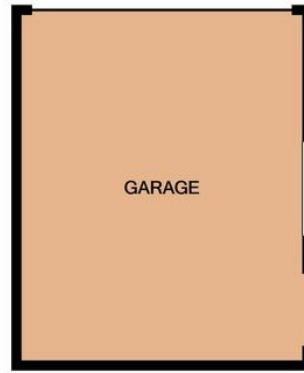
16' 11" x 14' 03" (5.16m x 4.34m) With up and over door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 241 SQ.FT.  
(22.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 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.

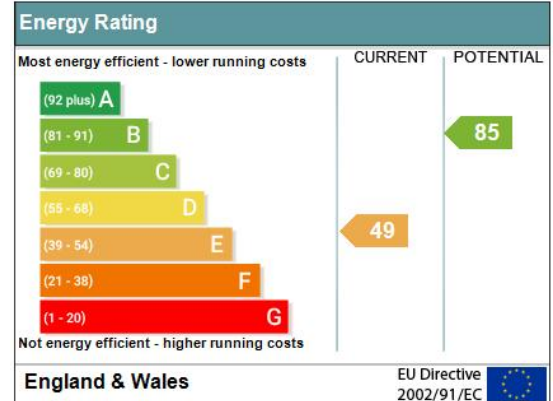
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 94 SEVENOAKS WAY, ORPINGTON, ORPINGTON, BR5 3AF  
RRN: 9785-3901-7209-3830-5204



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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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