

THOMAS BROWN

ESTATES

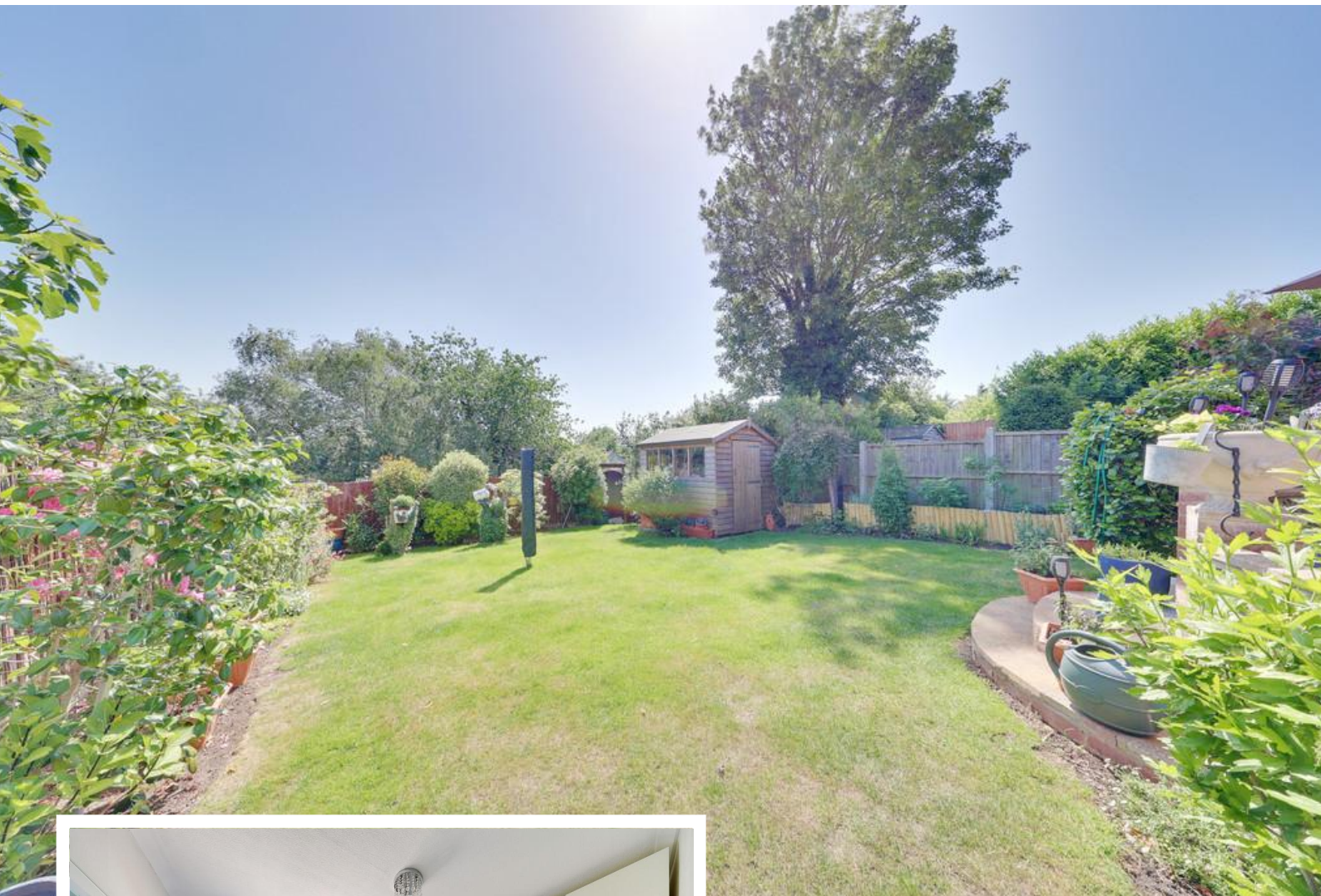


20 Whippendell Way, Orpington, BR5 3DF

Offers IEO: £475,000

- 3 Bedroom Extended Semi-Detached House
- 2 Reception Rooms & 2 Bathrooms
- Impressive Extended Dining Room & Kitchen
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this side and rear extended three bedroom, two bathroom semi-detached home that offers spacious and versatile accommodation ideal for modern family living.

The property features a welcoming entrance porch and hallway, a comfortable lounge, and an impressive extended dining room and kitchen, both enjoying direct access to the attractive rear garden. The ground floor further benefits from a study and a shower room.

To the first floor are three well-proportioned bedrooms and a stylish modern family bathroom.

Externally, the property boasts a stunning mature rear garden, perfect for outdoor dining, entertaining, and family enjoyment. Additional benefits include a garage to the side and a spacious driveway to the front providing off street parking for several vehicles.

Whippendell Way is conveniently located for well-regarded local schools, shops, bus routes, and St Mary Cray railway station, offering excellent transport links.

Early viewing is highly recommended through Thomas Brown Estates.



ENTRANCE PORCH

Double glazed door to side, two double glazed windows to front, tiled flooring.

ENTRANCE HALL

Door to porch, carpet, radiator.

LOUNGE

15' 02" x 13' 01" (4.62m x 3.99m) Feature fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

22' 0" x 11' 08" (6.71m x 3.56m) Double glazed sliding door to rear, carpet, two radiators.

KITCHEN

22' 02" x 7' 07" (6.76m x 2.31m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated hob with extractor over, integrated double oven, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, double glazed door to rear, double glazed window to rear, tiled walls, part carpet and part laminate flooring.

STUDY

8' 04" x 5' 03" (2.54m x 1.6m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 11" x 9' 10" (3.63m x 3m) Built in storage, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 09" x 7' 06" (2.36m x 2.29m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, two double glazed opaque windows to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn, mature shrubs/trees, very well maintained, shed, personal door to garage.

OFF STREET PARKING

Space for multiple vehicles.

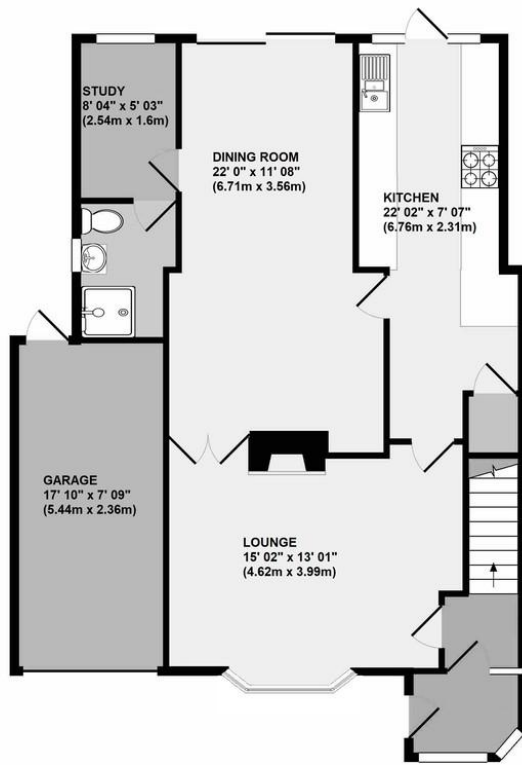
GARAGE

17' 10" x 7' 09" (5.44m x 2.36m) Up and over door, power and light.

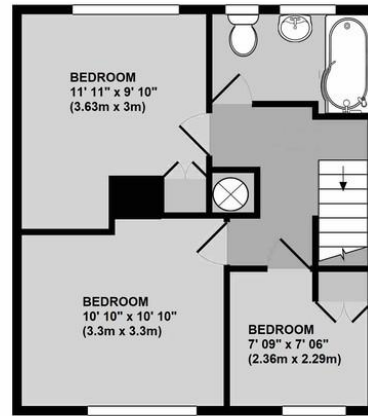
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 827 SQ.FT.
(76.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (111.9 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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Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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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