

THOMAS BROWN

ESTATES

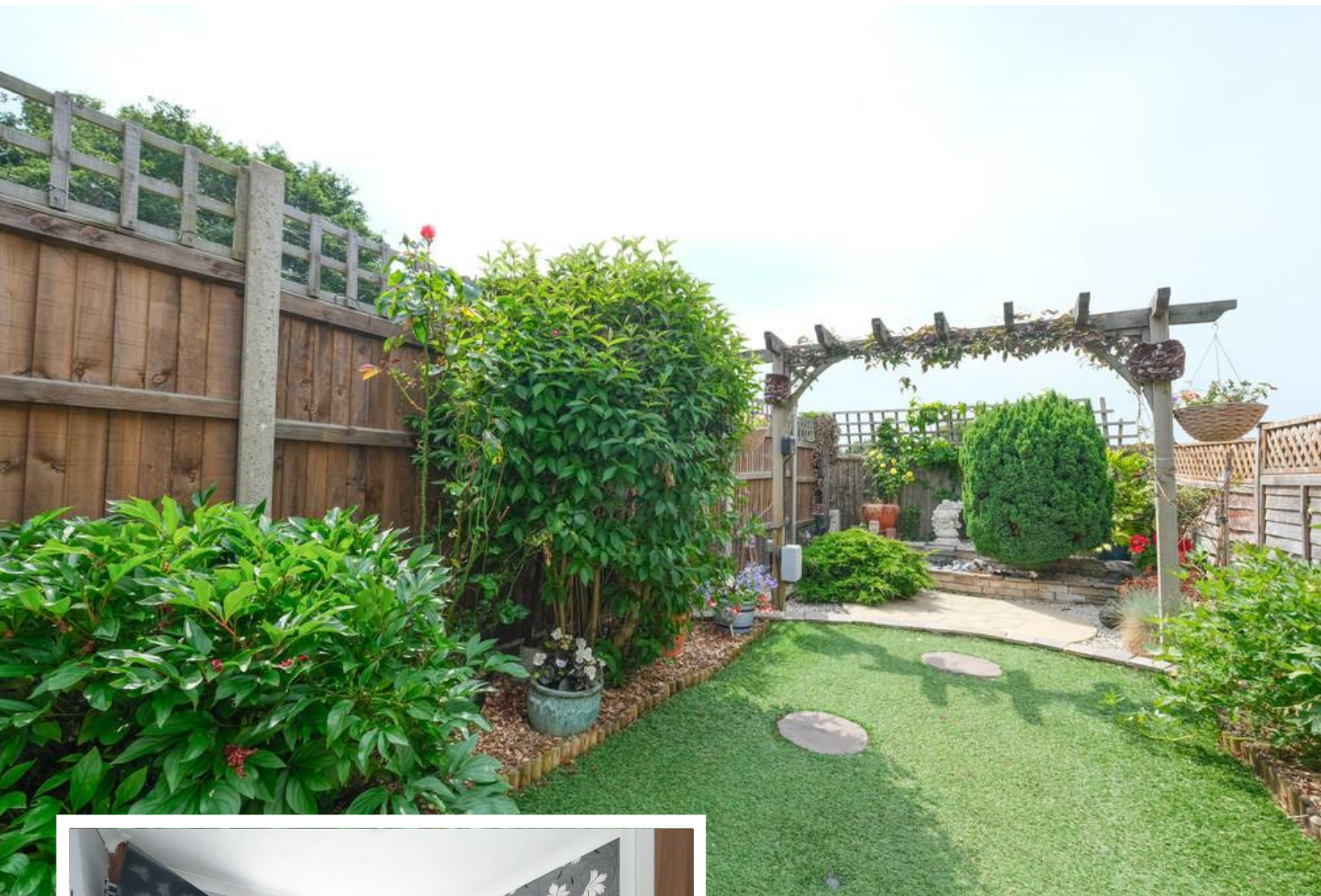


48 Sandpiper Way, Orpington, BR5 3NT

Asking Price: £284,000

- 1 Double Bedroom Mid Terrace House
- Allocated Parking Space
- Well Located for Local Shops & St. Mary Cray Station
- Situated in a Quiet Close





Property Description

Thomas Brown Estates are delighted to offer for sale this very well presented one double bedroom mid terrace property situated within a quiet close, boasting allocated parking, landscaped rear garden and a conservatory. Please note that the property also boasts a cot room, ideal for a nursery, study or walk-in wardrobe. The property comprises: entrance hallway, spacious lounge/dining room leading to the conservatory and a modern fitted kitchen to the ground floor. To the first floor there is a landing area giving access to a double bedroom, cot room and a family bathroom. Externally there is a landscaped rear garden, allocated parking space and ample on road parking to the front. The property benefits from double glazing and a gas central heating system. The property is well located for St Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed door and double glazed window to front, double glazed window to side, tiled flooring.

ENTRANCE HALL

Composite door to front, tile effect flooring.

LOUNGE

19' 4" x 9' 8" (5.89m x 2.95m) Double glazed sliding door to conservatory, carpet, two radiators.

KITCHEN

6' 7" x 6' 7" (2.01m x 2.01m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, space for washing machine, space for fridge/freezer, tiled splashback, understairs storage, double glazed window to front, vinyl flooring.

CONSERVATORY

7' 6" x 7' 4" (2.29m x 2.24m) Double glazed windows to both sides, double glazed sliding door to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to rear, carpet, radiator.

COT ROOM/STUDY

6' 8" x 4' 10" (2.03m x 1.47m) (measured at maximum) Fitted storage, carpet.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to front, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

27' 0" (8.23m) Landscaped, patio, artificial lawn, shrubs, water feature.

FRONT/OFF STREET PARKING

Low maintenance to front, drive.

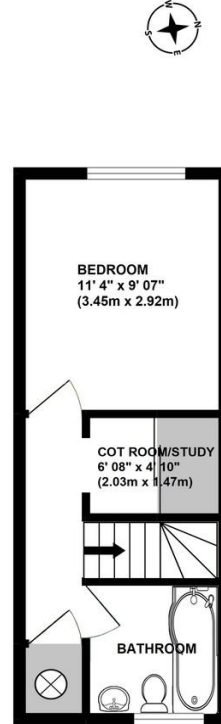
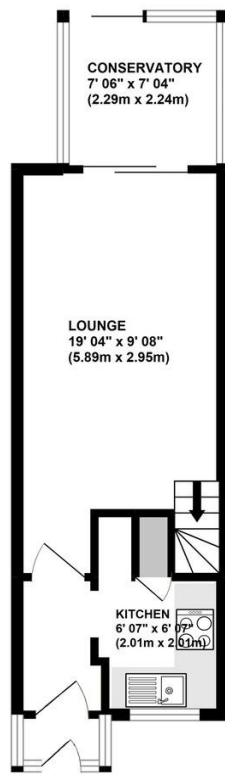
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

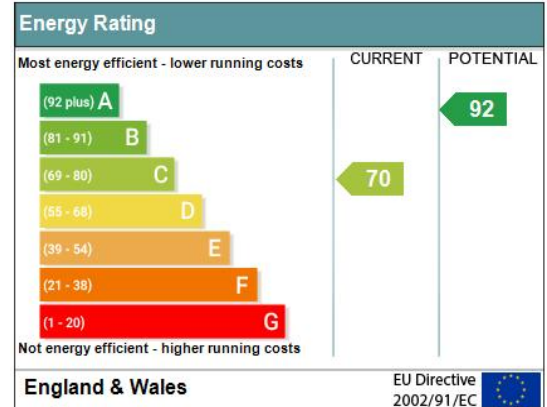
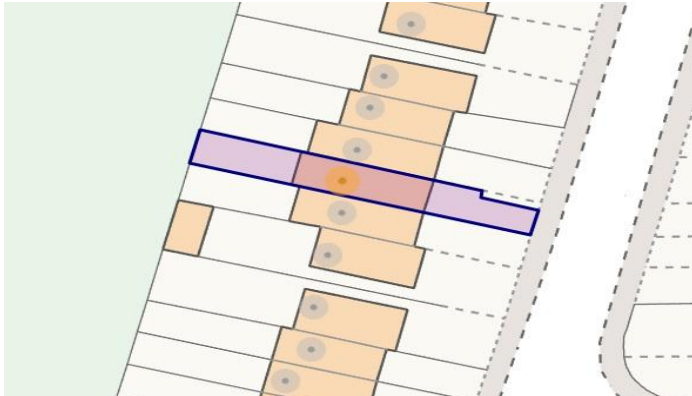
1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Address: 48 Sandpiper Way, ORPINGTON, BR5 3NT
RRN: 0390-2483-8130-2002-3881



Council Tax Band: C

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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