

# THOMAS BROWN

ESTATES



**54 Curtismill Way, Orpington, BR5 2JZ**

**Asking Price: £435,000**

- 3 Bedroom Semi-Detached House
- Potential to Extend to Rear (STPP)
- Well Located for Local Schools & St. Mary Cray Station
- Approx. 18'08 x 17'03 Garage





## Property Description

Thomas Brown Estates are pleased to present this attractive three bedroom semi-detached family home, ideally situated within easy reach of St. Mary Cray Station, local schools, bus routes, and the popular Nugent Shopping Centre.

The accommodation comprises an entrance hall, a spacious living room, and a generous kitchen/dining room spanning the rear of the property. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a good sized rear garden, predominantly laid to lawn, with a patio area ideal for outdoor entertaining and alfresco dining. A substantial garage measuring approximately 18'8" x 17'3" provides excellent storage, gym, workshop space, or secure parking.

Further benefits include double glazing, gas central heating, and exciting potential to extend to the rear, subject to the necessary planning permissions.

Curtismill Way is conveniently located for a range of local amenities, including shops, schools, transport links, and St. Mary Cray mainline station, making it an excellent choice for families and commuters alike.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, carpet, radiator.

#### LOUNGE

15' 02" x 12' 03" (4.62m x 3.73m) Double glazed window to front, solid wood flooring, radiator.

#### KITCHEN/DINER

18' 05" x 8' 04" (5.61m x 2.54m) Range of matching wall and base units with solid wood worktops over, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for fridge/freezer, space for washing machine, larder cupboard, double glazed window to rear, double glazed panel to side, double glazed sliding door to rear, tile effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet.

#### BEDROOM 1

11' 07" x 10' 08" (3.53m x 3.25m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 10" x 8' 10" (3m x 2.69m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

7' 06" x 6' 06" (2.29m x 1.98m) Built in storage, double glazed window to front, carpet, radiator.



#### BATHROOM

WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

70' 0" (21.34m) Patio area with rest laid to lawn, mature flowerbeds.

#### FRONT

Shared drive to garage.

#### DOUBLE GARAGE

18' 08" x 17' 03" (5.69m x 5.26m) Roller blind door, double glazed window to front, power and light, space for tumble dryer.

#### DOUBLE GLAZING

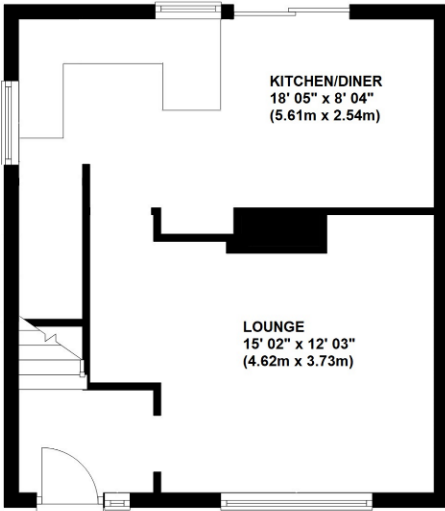
#### CENTRAL HEATING SYSTEM

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



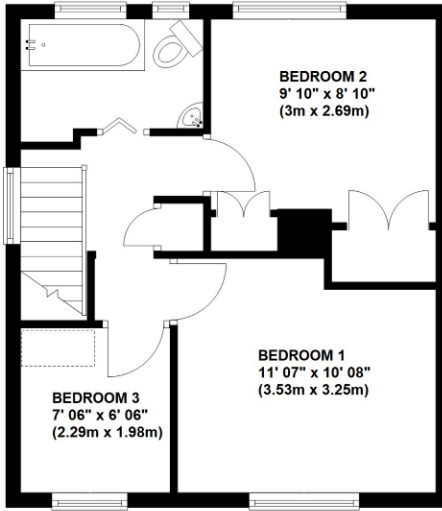
### Ground Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



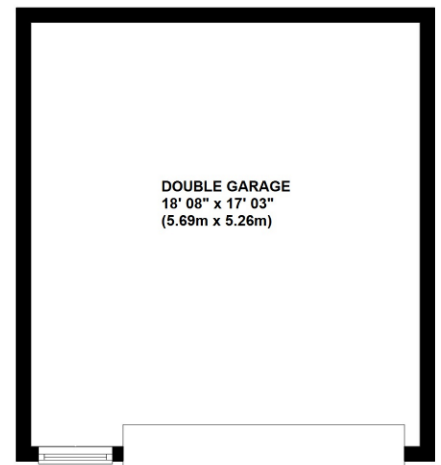
### First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



### Outbuilding

Approx. 30.2 sq. metres (325.6 sq. feet)



Total area: approx. 102.3 sq. metres (1101.3 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(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, Scotland &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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