

THOMAS BROWN

ESTATES



1 Cray Avenue, Orpington, BR5 4AA

Asking Price: £554,795

- 3 Bedroom, 2 Bathroom Semi-Detached house
- 26'06 Open Plan Lounge/Dining Room
- Potential to Extend Further (STPP)
- No Forward Chain, Garage to Rear





Property Description

Thomas Brown Estates are delighted to offer this side and rear extended three bedroom, two bathroom semi-detached property that must be viewed to fully appreciate the size and standard of accommodation on offer. This well presented property comprises; entrance porch and hall, 26'06 open plan lounge/dining room, modern kitchen/breakfast room with direct access to the rear garden, study area, wet room and utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms and family bathroom. Externally there are front and rear gardens mainly laid to lawn with mature flower beds and a large garage to the bottom of the garden with vehicular access from the service road behind. STPP there is potential to create a driveway to the front and to extend further if required. Cray Avenue is well located for Orpington High Street & local shops on Carlton Parade, Orpington and St. Mary Cray mainline stations, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque window and double glazed opaque door to front, carpet tiles, electric radiator.

ENTRANCE HALL

Door to front, carpet tiles, radiator.

LOUNGE/DINER

25'06" x 12'10" (7.77m x 3.91m) (open plan to kitchen/breakfast room) Feature fireplace, double glazed bay window to front, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

17'07" x 15'06" (5.36m x 4.72m) (measured at maximum) (L-shaped) Range of matching wall and base units with solid wood worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated electric hob with extractor over, integrated microwave, integrated slimline dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed French doors to rear, tiled flooring, radiator.

STUDY AREA

7'10" x 6'04" (2.39m x 1.93m) Velux window, carpet tiles, radiator.

UTILITY ROOM

6'11" x 5'05" (2.11m x 1.65m) Fitted base units with solid wood worktops over, butler sink, space for washing machine, double glazed window and double glazed door to rear, tiled flooring, radiator.

WET ROOM

Low level WC, wash hand basin, shower cubicle with shower attachment, Velux window, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

15'11" x 12'11" (4.85m x 3.94m) (measured to back of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

13'05" x 8'03" (4.09m x 2.51m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8'03" x 6'09" (2.51m x 2.06m) Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

40'0" x 30'0" (12.19m x 9.14m) (measured to garage) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT GARDEN

Laid to lawn, mature shrubs, ability to create drive (STPP)

GARAGE

30'04" x 20'02" (9.25m x 6.15m) (measured at maximum) (L-shaped) Electric roller blind door to front, door to rear, opaque windows to rear, power and light, accessed from service road behind.

DOUBLE GLAZING

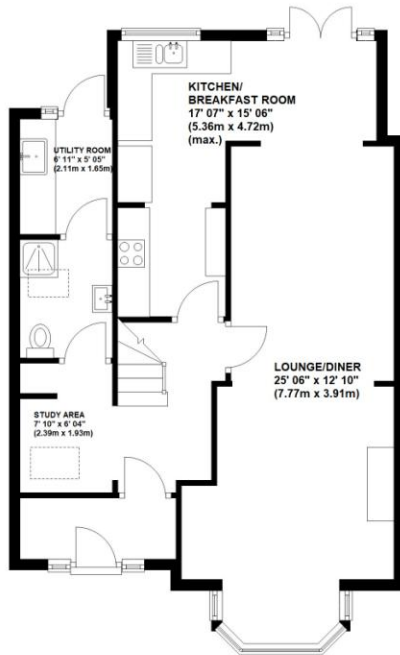
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



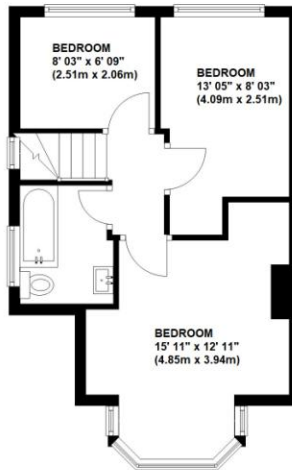
Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



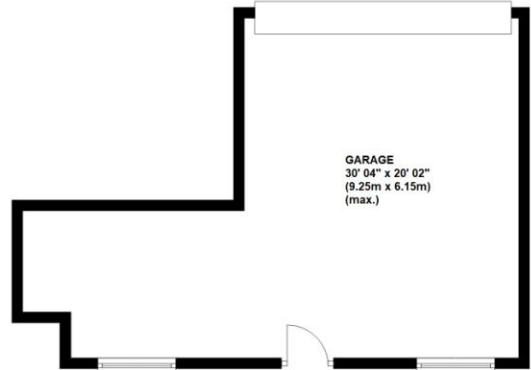
First Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Outbuilding

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 143.8 sq. metres (1547.6 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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