

THOMAS BROWN

ESTATES



28 Elizabeth Way, Orpington, BR5 4BJ

Asking Price: £435,000

- 3 Bedroom, 2 Bathroom End of Terrace Property
- Potential to Convert Loft Space (STPP)
- Well Located for Many Local Amenities
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended three bedroom two bathroom end of terrace property set within a popular residential location in Orpington, with the added benefit of being offered to the market with no forward chain. The property comprises of: entrance porch, lounge, 18'3 kitchen/diner that is open plan to the family room, bedroom three and a shower room to the ground floor. To the first floor there is a landing providing access to two double bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn and a driveway to the front for two vehicles. STPP there is potential to convert the loft space as many have done in the local area. The property is well located for St. Mary Cray mainline station, M25, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the quality of accommodation and potential on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

LOUNGE

18' 03" x 13' 08" (5.56m x 4.17m) Double glazed bay window to front, carpet, radiator and covered radiator.

KITCHEN/DINER

18' 03" x 10' 10" (5.56m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, understairs storage cupboard, double glazed window to side, laminate flooring, radiator.



FAMILY ROOM

12' 06" x 9' 01" (3.81m x 2.77m) Double glazed French doors to rear, skylight, laminate flooring, covered radiator.

BEDROOM 3

9' 06" x 6' 03" (2.9m x 1.91m) (9' 06" x 12' at max.) Double glazed window to rear, laminate flooring, radiator.

WET ROOM

Low level WC, wash hand basin, shower, double glazed opaque window to side, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.



BEDROOM 1

13' 11" x 12' 01" (4.24m x 3.68m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 02" x 9' 07" (3.4m x 2.92m) Double glazed window to rear, carpet.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

62' 0" (18.9m) Decked area with rest laid to lawn, mature flowerbeds, pond, shed.

OFF STREET PARKING

Drive for two vehicles, mature flowerbed.

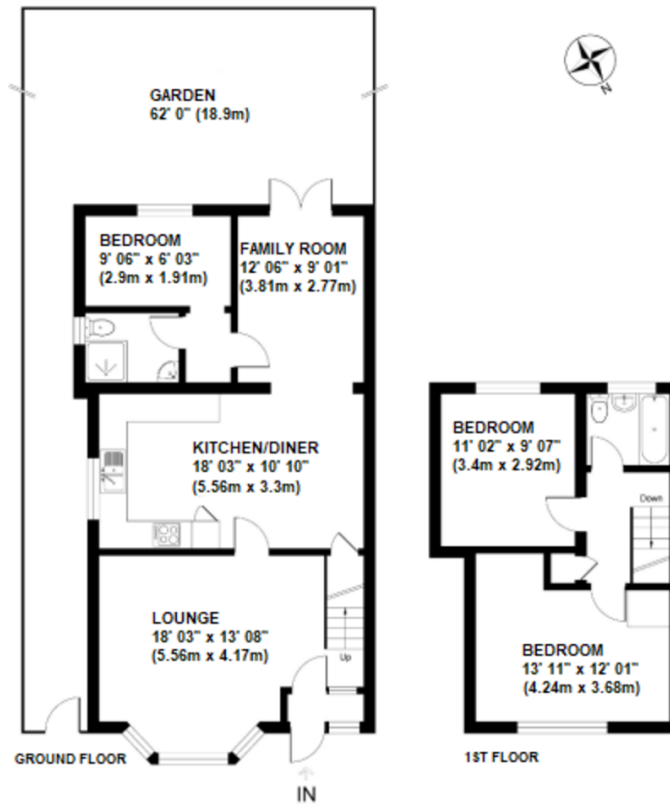
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Gross Internal Area = 100 sq m / 1081 sq ft



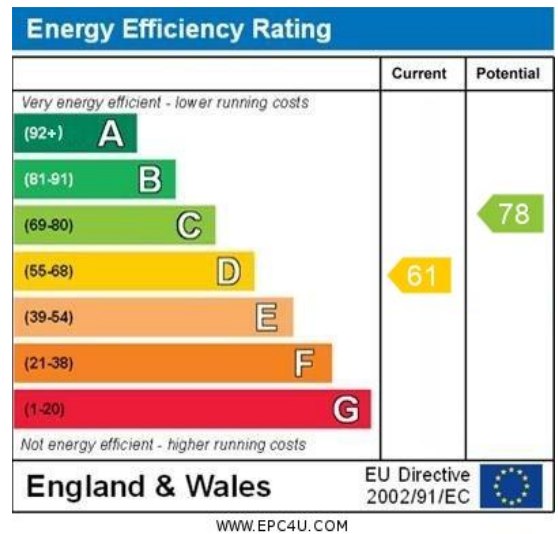
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix



Construction: Standard

Council Tax Band: D

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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