

# THOMAS BROWN

ESTATES

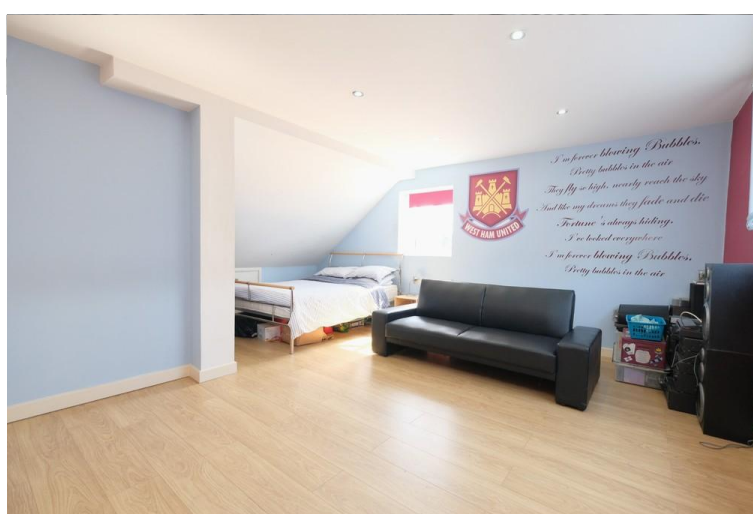


**21 Broomwood Road, Orpington, BR5 2JH Asking Price: £590,000**

- 5 Bedroom, 3 Bathroom Detached Property
- No Forward Chain
- Deceptively Spacious, 19'6x14'2 Kitchen/Diner
- Walking Distance to St. Mary Cray Station







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1926 sqft) five bedroom three bathroom detached chalet property boasting a fantastic 19'6x14'2 kitchen/diner, walking distance to St. Mary Cray Station, and close to local shops including the popular Nugent Retail Park. The accommodation is being offered with no forward chain and comprises: entrance hall, lounge, large kitchen/diner with direct access to the rear garden, three bedrooms, one with an ensuite shower room, and a family bathroom with separate bath and shower cubicle to the ground floor. To the first floor are two further bedrooms, one being a particularly large double, and a bathroom. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, garage to the side (storage only) and a drive to the front for numerous vehicles. Broomwood Road is very well located for local schools, shops, bus routes and St. Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floor space on offer.



#### ENTRANCE HALL

Double glazed door to front, cupboard, understairs storage cupboard, laminate flooring.

#### LOUNGE

13' 5" x 11' 0" (4.09m x 3.35m) Double glazed window to side, laminate flooring, underflooring heating.

#### KITCHEN/DINER

19' 6" x 14' 2" (5.94m x 4.32m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, space for American fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, double glazed door to side, double glazed French door to rear, double glazed window to rear, tiled flooring.



#### BEDROOM

14' 5" x 10' 11" (4.39m x 3.33m) Double glazed bay window to side, laminate flooring, underfloor heating.

#### EN-SUITE (WETROOM)

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, heated towel rail.

#### BEDROOM

13' 1" x 11' 0" (3.99m x 3.35m) Double glazed bay window to front, laminate flooring, underfloor heating.

#### BEDROOM

11' 3" x 9' 1" (3.43m x 2.77m) Double glazed window to side, laminate flooring.



#### BATHROOM

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

#### STAIRS

#### BEDROOM

18' 1" x 15' 3" (5.51m x 4.65m) (measured at maximum) Double glazed window to rear and side, laminate flooring.

#### BEDROOM

10' 8" x 8' 1" (3.25m x 2.46m) Double glazed window to side, laminate flooring.

#### BATHROOM

Low level WC, wash hand basin, bath, vinyl flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### OFF STREET PARKING

Drive for multiple vehicles.

#### SOUTH FACING GARDEN

60' 0" (18.29m) (approx.) Decked area with rest laid to lawn.

#### GARAGE

Part gym/part storage.

#### DOUBLE GLAZING

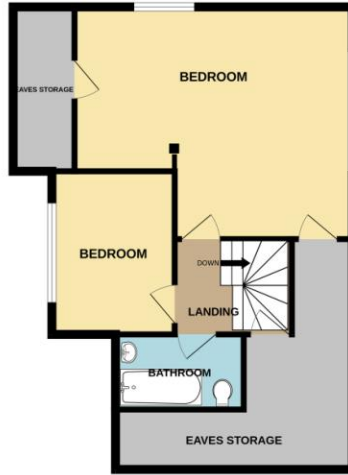
#### CENTRAL HEATING SYSTEM



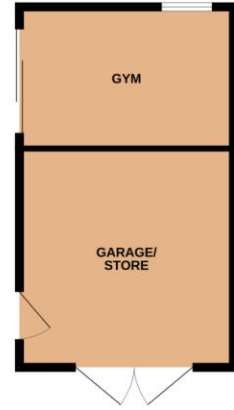
GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (179.0 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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**Construction: Standard**

**Council Tax Band: E**

**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.

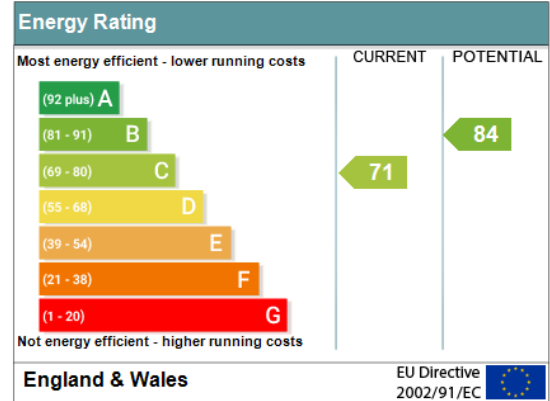
Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

Address: 21 Broomwood Road, ORPINGTON, BR5 2JH  
RRN: 9380-2803-2390-2627-5245



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

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