

# THOMAS BROWN

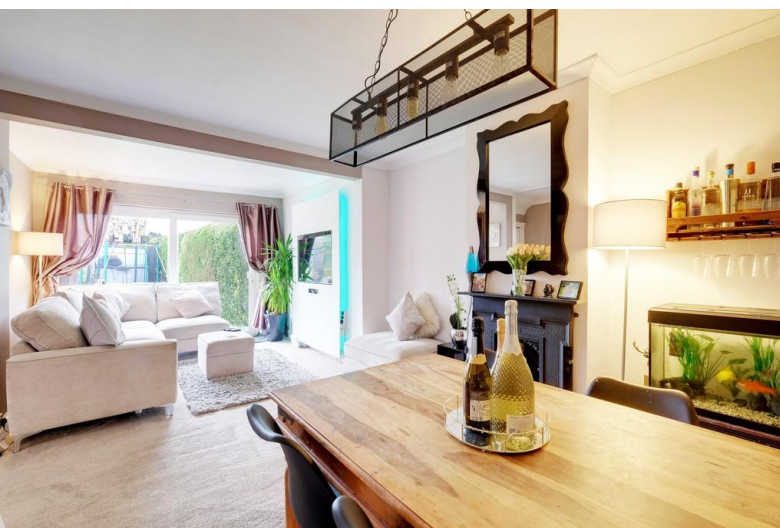
ESTATES



**50 Somerden Road, Orpington, BR5 4HT**

**Asking Price: £450,000**

- 4 Bedroom Semi-Detached Chalet Property
- Well Located for Local Schools & St. Mary Cray Station
- Rear Extended & Loft Converted
- Quiet, Sought After Road







## Property Description

Thomas Brown Estates are delighted to offer this rear extended and loft converted four bedroom semi-detached chalet property located in a quiet and sought after road in Orpington, boasting a garage with parking in front of and easy access to local amenities via the R4 bus route. The accommodation on offer comprises: entrance hall, 21'11 lounge/dining room with direct access to the rear garden, three bedrooms, modern fitted kitchen and family bathroom to the ground floor. To the first floor is a further bedroom. Externally there are well kept rear and front gardens (STPP potential to create a driveway to the front)- with ample on road parking to the front, garage with parking to the rear accessed via Axtaine Close. Somerden Road is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Composite door to front, vinyl flooring, radiator.

#### LOUNGE/DINER

21' 11" x 14' 10" (6.68m x 4.52m) (measured at maximum) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

11' 4" x 7' 10" (3.45m x 2.39m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated oven, integrated 5 ring gas hob, undercounter fridge, space for washing machine, space for dishwasher, double glazed window to front, double glazed opaque window to side, door to side, vinyl flooring.



#### BEDROOM

12' 5" x 11' 2" (3.78m x 3.4m) Fitted wardrobes, double glazed window to front, vinyl flooring, radiator.

#### BEDROOM

9' 11" x 6' 7" (3.02m x 2.01m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to side, carpet, radiator.

#### BATHROOM

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



#### STAIRS TO FIRST FLOOR

Wooden stairs.

#### BEDROOM

15' 7" x 7' 7" (4.75m x 2.31m) (part restricted headroom) Double glazed window to rear, Velux window to front, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### FRONT GARDEN

Laid to lawn, flowerbed, steps to front door.

#### SOUTH FACING REAR GARDEN

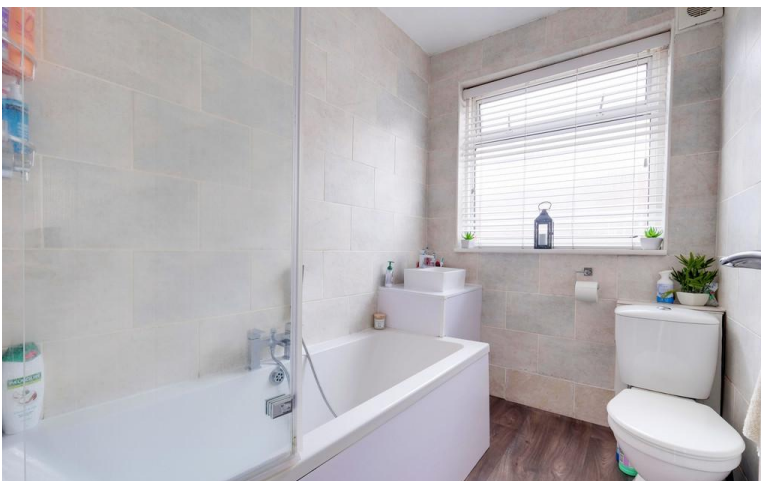
40' 0" x 24' 1" (12.19m x 7.34m) Patio area with rest laid to lawn, shed with space for tumble dryer and space for freezer, side access.

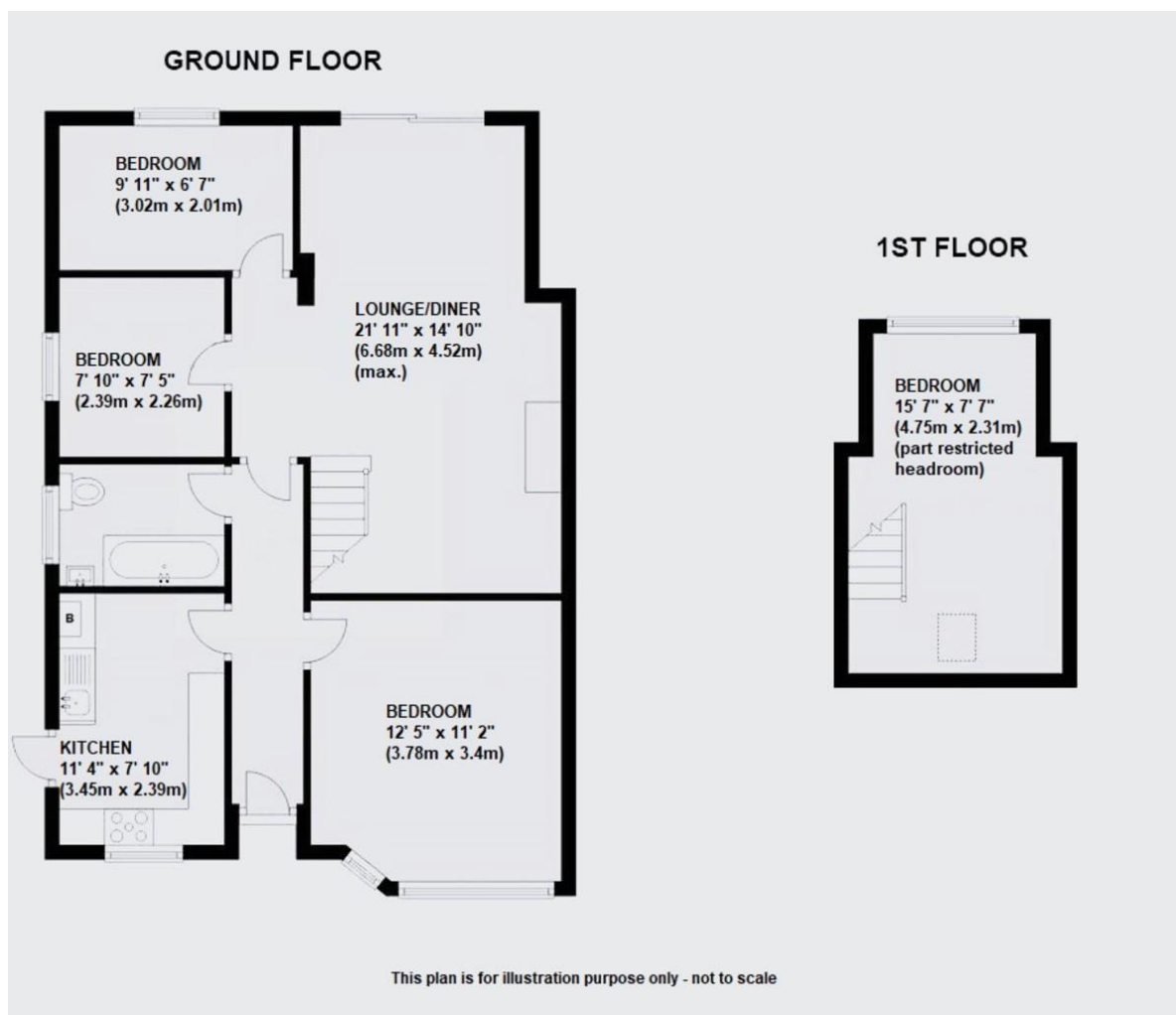
#### GARAGE

15' 9" x 9' 7" (4.8m x 2.92m) Up and over door, door to side, vehicular access to side, parking in front of garage.

#### DOUBLE GLAZING

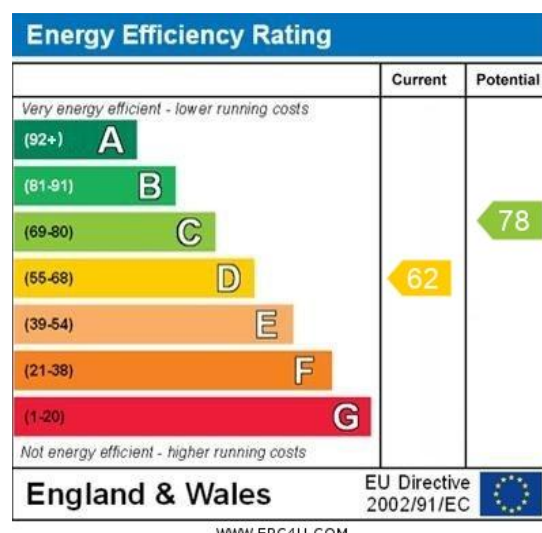
#### CENTRAL HEATING SYSTEM





**Council Tax Band: D**

**Tenure: Freehold**



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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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