

THOMAS BROWN

ESTATES



11 Wade Avenue, Orpington, BR5 4EJ

Asking Price: £495,000

- 3 Bedroom Semi-Detached House
- Sought After Mungo Park Way Development
- 23'5 Dual Aspect Lounge/Dining Room
- Potential to Convert Garage (STPP)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, three bedroom semi-detached property situated on the ever sought after Mungo Park Way development that must be viewed to fully appreciate the quality of location and floorspace on offer. The property comprises: entrance hall, 23'5 dual aspect lounge/dining room, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms and the spacious family bathroom. Externally there is a secluded landscaped rear garden perfect for entertaining and alfresco dining and a driveway to the front. STPP there is potential to convert the garage into an additional bedroom or reception room as many have done on the development. Wade Avenue is 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 appreciate the quiet location and floorspace on offer.



ENTRANCE HALL

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

LOUNGE/DINER

23' 05" x 13' 05" (7.14m x 4.09m) Double glazed window to front, double glazed sliding door to rear, laminate flooring, two radiators.

INNER HALL

Understairs storage cupboard, carpet, radiator.

KITCHEN

11' 06" x 8' 03" (3.51m x 2.51m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, space for washing machine, breakfast bar, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m) Built in and fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 10" x 11' 09" (3.91m x 3.58m) (measured at maximum) Built in wardrobe, double glazed window to front, carpet, radiator.



BEDROOM 3

9' 05" x 8' 04" (2.87m x 2.54m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, airing cupboard housing boiler for central heating, double glazed opaque window to side, tile effect flooring, two heated towel rails.

OTHER BENEFITS INCLUDE:

GARDEN

37' 0" x 27' 0" (11.28m x 8.23m) Two patio areas with rest laid to lawn, flowerbeds, side access, additional integral outside storage cupboard.

OFF STREET PARKING

Drive.

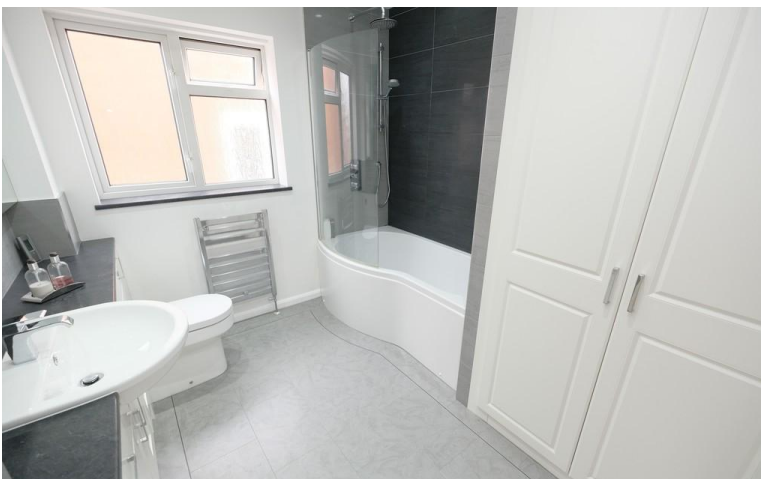
INTEGRAL GARAGE

16' 11" x 8' 06" (5.16m x 2.59m) Electric up and over door to front, power and light.

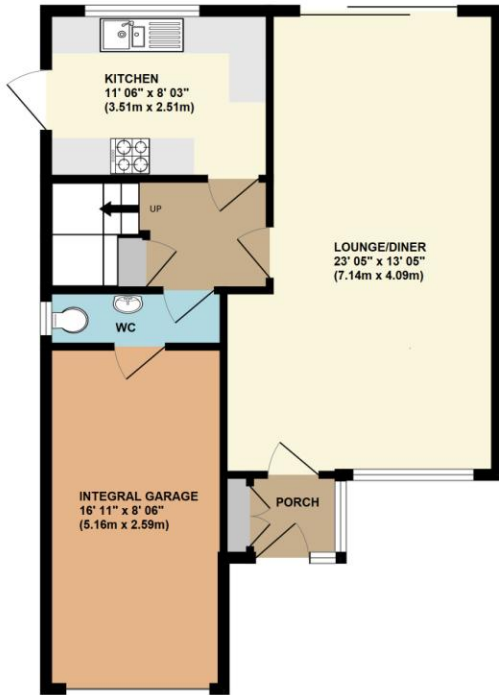
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

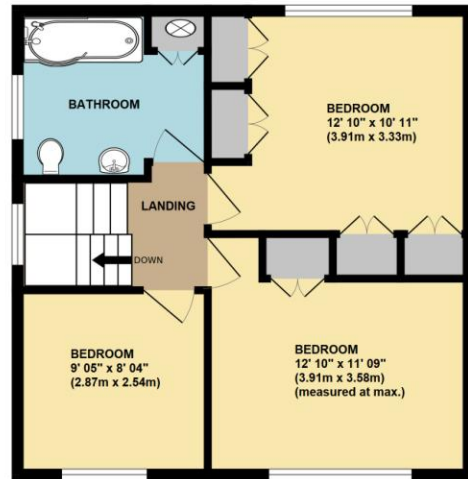
ALARM SYSTEM



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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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Address: 11 Wade Avenue, ORPINGTON, BR5 4EJ
RRN: 9700-5354-0522-8320-3443



| Energy Rating | | CURRENT | POTENTIAL |
|---|--|-------------------------|-----------|
| Most energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81 - 91) B | | | |
| (69 - 80) C | | | |
| (55 - 68) D | | 65 | |
| (39 - 54) E | | | |
| (21 - 38) F | | | |
| (1 - 20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | | 83 |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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