

THOMAS BROWN

ESTATES



35 Pleasance Road, Orpington, BR5 3AR

Asking Price: £425,000

- 3 Bedroom Semi-Detached House
- No Forward Chain
- Fantastic Potential to Extend (STPP)
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom bay fronted semi detached property, being offered to the market with no forward chain, located in a quiet sought after road and within walking distance to St. Mary Cray Station and local shops. The accommodation on offer comprises: entrance porch and hall, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a well maintained rear garden mainly laid to lawn and a garage to the side. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done in the local area. Please note the property does require modernisation throughout and this has been reflected in the asking price. Pleasance Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of property and location on offer.



FRONT

Mainly laid to lawn, mature plants, access to garage, ability to create a driveway.

ENTRANCE PORCH

Double glazed sliding doors to front, tiled flooring.

ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

13' 01" x 12' 06" (3.99m x 3.81m) Double glazed bay window to front, carpet, two radiators.

DINING ROOM

11' 07" x 11' 05" (3.53m x 3.48m) Double glazed sliding doors to rear, carpet, radiator.



KITCHEN

10' 07" x 6' 11" (3.23m x 2.11m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, double glazed door to rear, opaque double glazed window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

BEDROOM 1

13' 04" x 9' 07" (4.06m x 2.92m) (measurement not including wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.



BEDROOM 2

11' 07" x 11' 06" (3.53m x 3.51m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

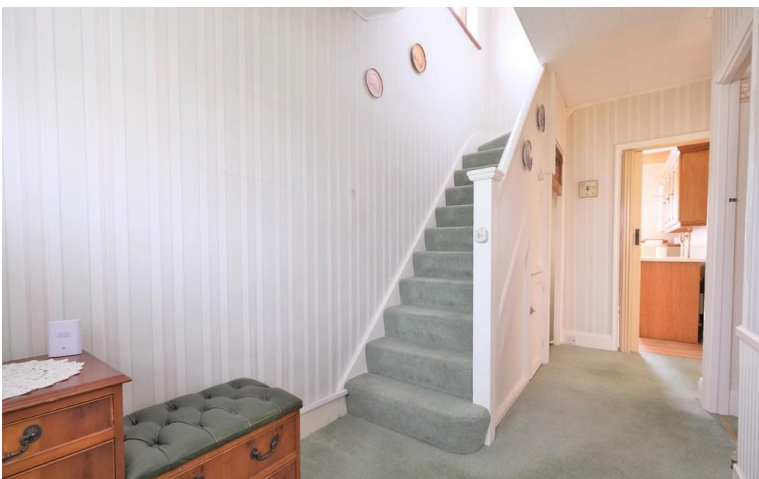
7' 06" x 6' 11" (2.29m x 2.11m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath, opaque double glazed window to rear, vinyl flooring, radiator.

SEPARATE WC

Low level WC, opaque double glazed window to side, vinyl flooring.



OTHER BENEFITS I INCLUDE:

GARDEN

50' 0" (15.24m) Mainly laid to lawn, side access, mature shrubs.

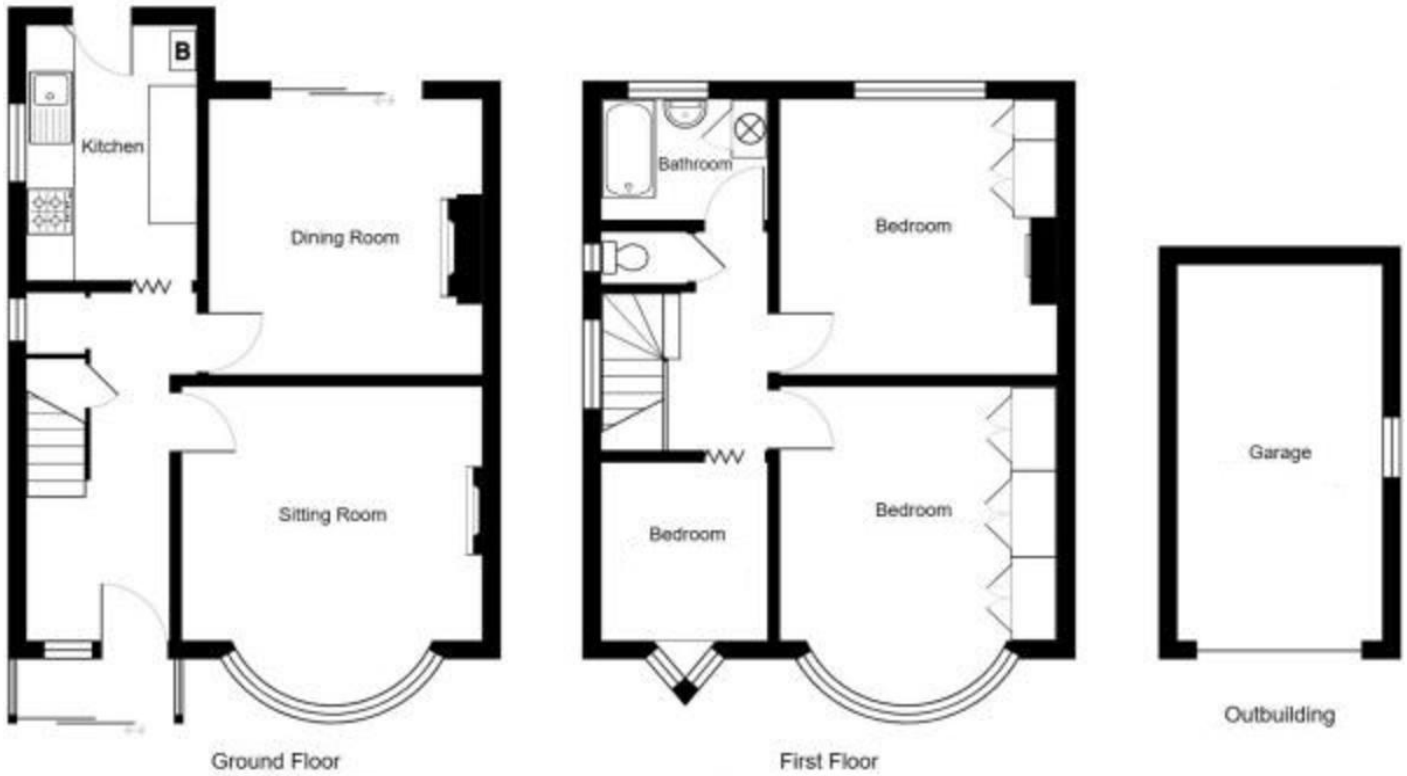
GARAGE

Up and over door.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

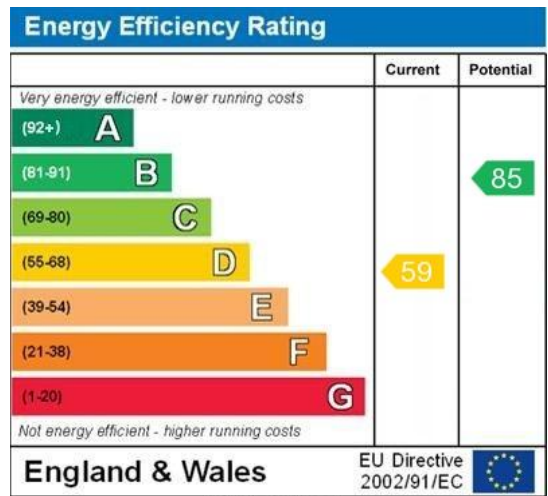


Other Information:

Council Tax Band: D

Construction: Standard

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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