

# THOMAS BROWN

ESTATES



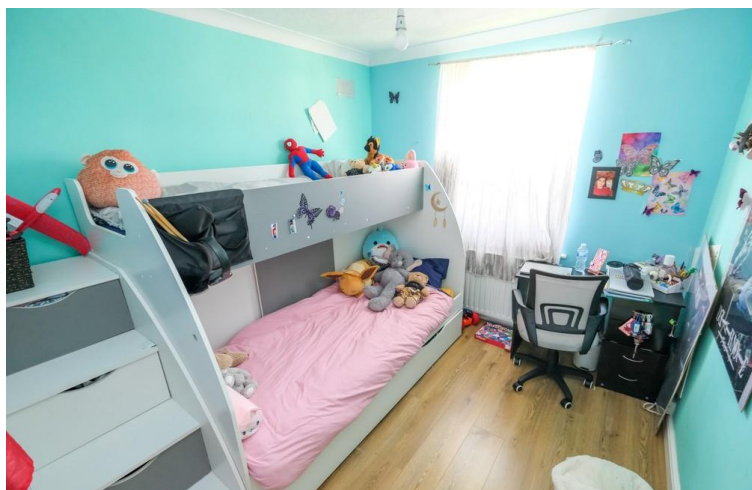
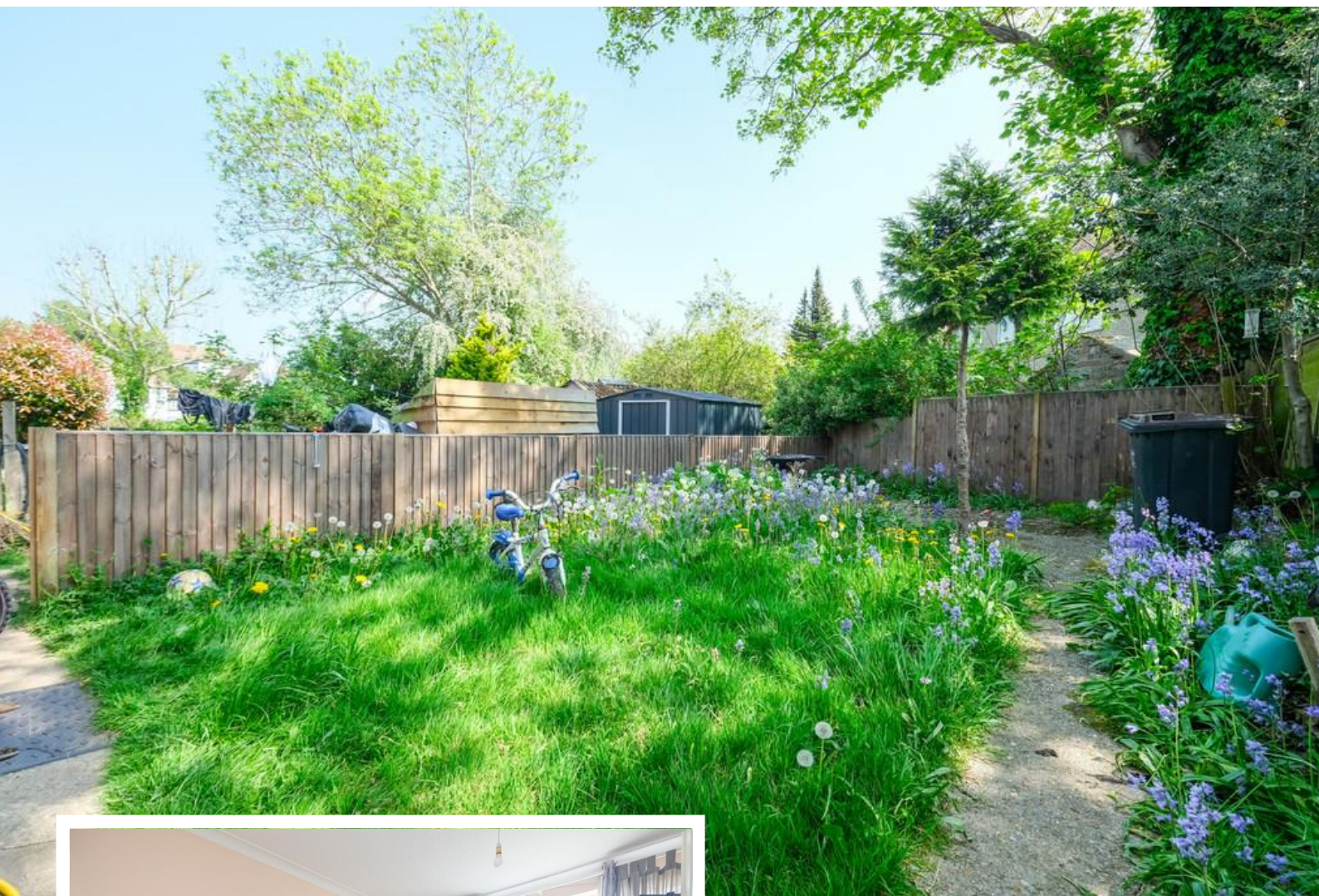
**21 Sidmouth Road, Orpington, BR5 2EG**

**Asking Price: £289,000**

- 2 Bedroom First Floor Maisonette
- Well Located for St. Mary Cray Station
- Close to Nugent Shopping Centre
- Private Garden







## Property Description

Thomas Brown Estates are delighted to offer this two bedroom first floor maisonette located in a popular residential road in the Poverest area of Orpington, boasting a lease of 110 years, private garden and easy walking distance to St. Mary Cray Station and Nugent Shopping Centre. The accommodation on offer comprises: entrance porch and hallway, lounge/dining room, fitted kitchen, two good-size bedrooms and a family bathroom. Externally there is a garden to the rear of the property and ample on road parking to the front. Sidmouth Road is very well located for St. Mary Cray mainline station as well as local schools, shops and bus routes. Viewing is essential to fully appreciate the central location on offer, please call Thomas Brown Estates in Orpington to arrange your appointment to view.





#### ENTRANCE PORCH

Double glazed door to front, window to side.

#### ENTRANCE HALL

Door to side, storage cupboard, laminate flooring, radiator.

#### LOUNGE

12' 11" x 12' 07" (3.94m x 3.84m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN

8' 0" x 7' 09" (2.44m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window to rear, wood effect flooring, radiator.



#### BEDROOM 1

12' 0" x 11' 02" (3.66m x 3.4m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 2

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to front, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, tile effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

##### PRIVATE GARDEN

30' 0" (9.14m) Laid to lawn.

##### FRONT

Stairs to front door, on road parking.

##### DOUBLE GLAZING

##### CENTRAL HEATING SYSTEM

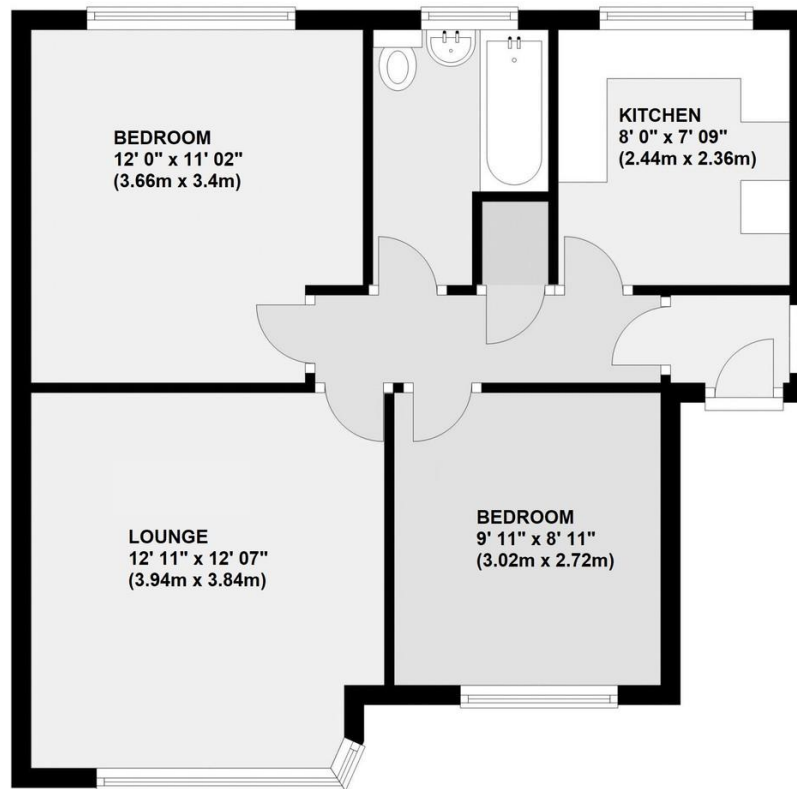
##### LEASEHOLD

110 years remaining



## First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



Total area: approx. 50.8 sq. metres (546.9 sq. feet)

This plan is for illustration purpose only - not to scale



**Council Tax Band: C**

**Tenure: Leasehold**

**Ground Rent (inc. Building Insurance): £560 PA (£46.66 PM) - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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