

THOMAS BROWN

ESTATES



17 Meadow View, Orpington, BR5 3EJ

Asking Price: £385,000

- 3 Double Bedroom End of Terrace House
- No Forward Chain
- Rear Extended, Deceptively Spacious (966 Sqft)
- Close to St Mary Cray Station & Nugent Centre





Property Description

Thomas Brown Estates are delighted to offer this rear extended, deceptively spacious (966 SQFT) and very well presented, three double bedroom end of terrace Victorian property being offered to the market with no forward chain, located within easy walking distance of St Mary Cray Station and Nugent Shopping Centre. The accommodation on offer comprises: lounge, a fantastic 21'11x14'09 kitchen/diner with a feature skylight and a family bathroom with a roll top bath and separate shower to the ground floor. To the first floor there is a landing giving access to three double bedrooms (en-suite WC to bedroom one) and a bonus loft space accessed via a loft ladder. Externally there is a good size rear garden and off street parking for one to the front. Meadow View is well located for local schools, shops, bus routes and St Mary Cray mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the floorspace and central location on offer.



LOUNGE

14' 09" x 10' 02" (4.5m x 3.1m) Door to front, two double glazed windows to front, laminate flooring, radiator.

KITCHEN/DINER

21' 11" x 14' 09" (6.68m x 4.5m) (measurement including lobby area) Range of matching wall and base units with solid wood worktops over and panel heater under counter, one and a half bowl sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, tiled splashback, under stairs storage, sky lantern, tiled and laminate flooring, three radiators.

LOBBY AREA: Double glazed French doors to garden, tiled flooring.



BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding rolls top bath, shower cubicle, two double glazed opaque windows to rear, tiled walls, tiled flooring, underfloor heating, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet, radiator.

BEDROOM 1

15' 0" x 12' 02" (4.57m x 3.71m) Two double glazed windows to front, carpet, radiator.

EN-SUITE WC

Low level WC, wash hand basin in vanity unit, laminate flooring.



BEDROOM 2

11' 04" x 9' 11" (3.45m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 07" x 9' 01" (2.92m x 2.77m) Double glazed window to rear, carpet, radiator.

LOFT ROOM

13' 03" x 11' 04" (4.04m x 3.45m) (measured at waist height) (part restricted headroom) Accessed via loft ladder, power and light, carpet.

OTHER BENEFITS I INCLUDE:

SOUTH FACING GARDEN

65' 0" x 15' 0" (19.81m x 4.57m) Patio area with rest laid to lawn, side access.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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