

# THOMAS BROWN

ESTATES



**26 Ronfearn Avenue, Orpington, BR5 4BL**

**Asking Price: £400,000**

- 2 Double Bedroom End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Immaculately Presented
- Sought After Location







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two double bedroom end of terrace property set within a popular residential location in Orpington within walking distance to many local amenities including Nugent Shopping Centre and St. Mary Cray Station. The property comprises: entrance porch and hallway, lounge, kitchen/diner, utility room and a WC to the ground floor. To the first floor there is a landing providing access to two double bedrooms and a modern family bathroom. Externally there is a good size rear garden mainly laid to lawn with a workshop, greenhouse and an allotment area, and a driveway to the front for two vehicles. Please note the hallway, kitchen/diner, utility room, WC and bathroom boast underfloor heating and the current owners have installed custom storage in the lounge and hallway. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the quality of accommodation and potential on offer. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

#### ENTRANCE HALL

Composite door to front, custom understairs storage, tiled flooring, underfloor heating, covered radiator.

#### LOUNGE

13' 11" x 12' 0" (4.24m x 3.66m) Gas fireplace, custom fitted storage, double glazed bay window to front, solid wood flooring, radiator.

#### KITCHEN/DINER

11' 1" x 11' 0" (3.38m x 3.35m) Range of matching wall and base units with worktops over, sink and drainer, space for range style cooker, extractor hood, space for American fridge/freezer, tiled splashback, double glazed window to rear, tiled flooring, underfloor heating, radiator.



#### UTILITY ROOM

Range of matching wall and base units with worktops over, space for washing machine, double glazed window to side, tiled flooring, underfloor heating, heated towel rail.

#### LOBBY

Double glazed opaque door to rear, tiled flooring, underfloor heating.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring, underfloor heating.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.



#### BEDROOM 1

13' 10" x 12' 1" (4.22m x 3.68m) (measured at maximum) Fitted wardrobes, fitted study desk, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 2" x 9' 7" (3.4m x 2.92m) Double glazed window to rear, wood flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with rainforest showerhead and shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, underfloor heating.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) Patio area with rest laid to lawn, greenhouse, shed, allotment area, side access.

#### WORKSHOP

10' 0" x 5' 11" (3.05m x 1.8m)

#### FRONT GARDEN/OFF STREET PARKING

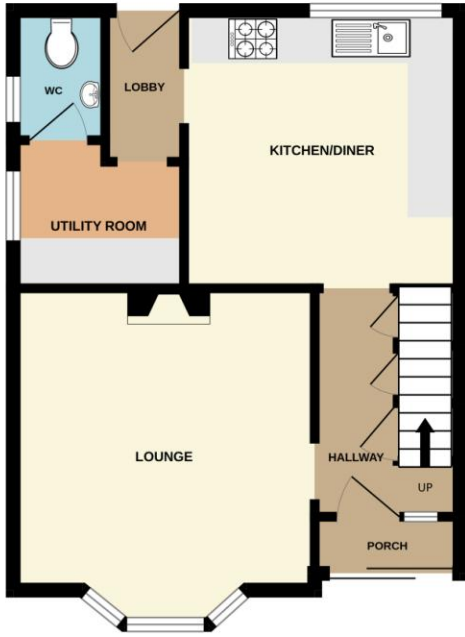
Drive for two vehicles, laid to lawn.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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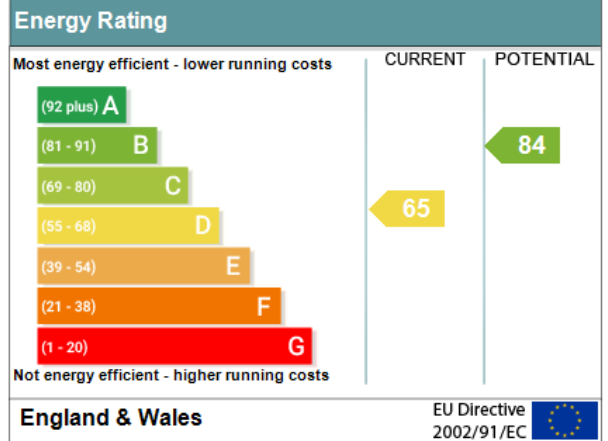
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

**Address:** 26 Ronfearn Avenue, ORPINGTON, BR5 4BL  
**RRN:** 0882-3030-5201-9827-0204



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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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