

THOMAS BROWN

ESTATES

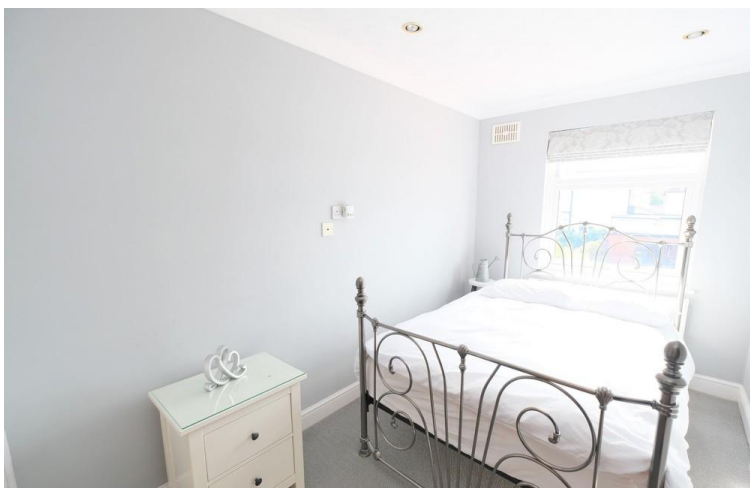


20 Chalk Pit Avenue, Orpington, BR5 3JQ

Asking Price: £475,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for Local Schools & St. Mary Cray Station
- Fully Insulated Garden Room
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this very well presented and spacious single storey rear extended three bedroom semi-detached house, set within a popular residential road in Orpington. The accommodation comprises; private entrance porch, entrance hall, lounge - open plan to dining room, modern kitchen and shower room to the ground floor. To the first floor there is a landing giving access to three bedrooms. Externally, there is a well kept garden to the rear of the property and off street parking to the front. Other benefits include double glazed windows, central heating system and a fully insulated garden room with power and lighting (currently configured as a gym). Chalk Pit Avenue is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Internal viewing is highly recommended, please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed door to rear garden, double glazed window to side, tiled flooring.

ENTRANCE HALL

Double glazed door from porch, laminate flooring, radiator.

LOUNGE

17' 10" x 11' 0" (5.44m x 3.35m) (open plan to dining area) Double glazed window to side and rear, laminate flooring, radiator.

DINING AREA

12' 4" x 9' 10" (3.76m x 3m) Double glazed windows to side and rear, double glazed French doors, laminate flooring, vaulted ceiling, radiator.



KITCHEN

14' 3" x 11' 4" (4.34m x 3.45m) Range of matching wall and base units with quartz worktops over, one and a half bowl composite sink with mixer tap, integrated double oven, gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed bay window to front, tiled flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, walk-in shower, double glazed window to front, part tiled walls, extractor fan, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet.

BEDROOM 1

17' 10" x 11' 0" (5.44m x 3.35m) Built in wardrobe, two double glazed bay windows to front, laminate flooring, radiator.

BEDROOM 2

14' 4" x 7' 3" (4.37m x 2.21m) Airing cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 0" x 8' 0" (2.74m x 2.44m) Double glazed window to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

Patio area with rest laid to lawn, pathway, mature shrubs, outdoor power.



GARDEN ROOM

15' 9" x 14' 10" (4.8m x 4.52m) (currently used as a gym) Double glazed French doors to front, two double glazed panels, power and light.

GARDEN STORAGE

15' 0" x 4' 2" (4.57m x 1.27m) Power and light.

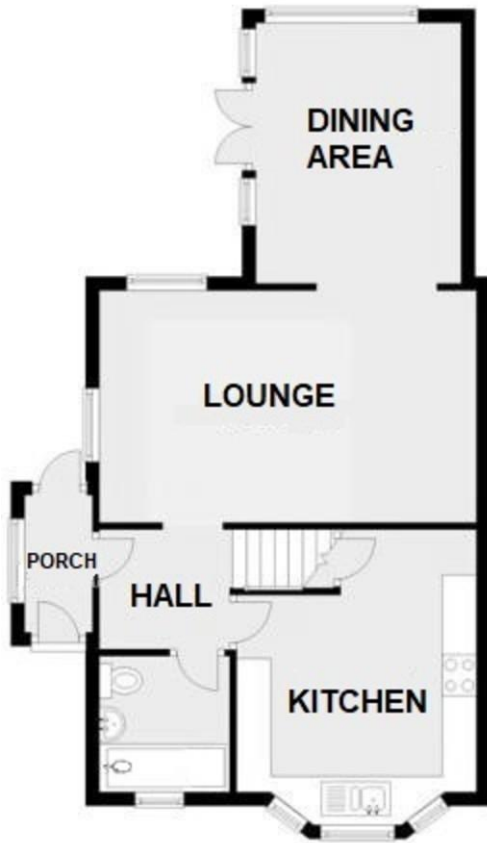
OFF STREET PARKING

DOUBLE GLAZING

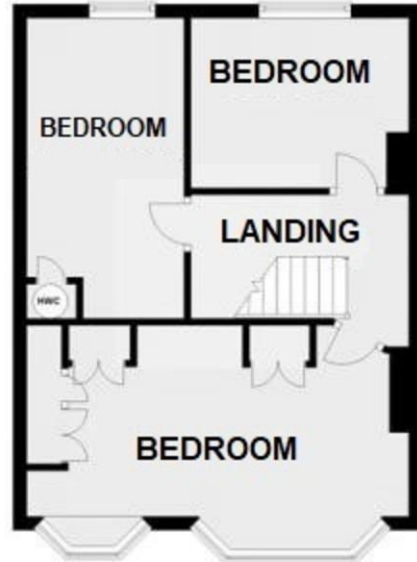
CENTRAL HEATING SYSTEM



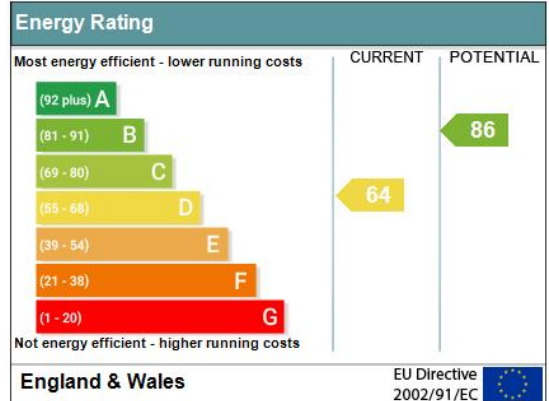
GROUND FLOOR



1ST FLOOR



Address: 20 Chalk Pit Avenue, ORPINGTON, BR5 3JQ
RRN: 0310-2641-8310-2627-2065



Construction: Standard

Council Tax Band: D

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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