

# THOMAS BROWN

ESTATES



**106 Sandway Road, Orpington, BR5 3TP**

**Asking Price: £335,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- 2 Allocated Parking Spaces
- Recently Decorated





## Property Description

Thomas Brown Estates are delighted to offer this recently decorated two double bedroom mid terrace property with two allocated parking spaces and situated within walking distance to local shops, Nugent Shopping Centre and St Mary Cray Station. The accommodation on offer comprises: entrance hall, lounge/dining room with direct access to the rear garden and a fitted kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally there is a low maintenance rear garden and allocated parking for residents to the side. Sandway 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 location on offer.



#### ENTRANCE HALL

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

#### LOUNGE/DINER

17' 0" x 11' 6" (5.18m x 3.51m) Double glazed French doors to rear, laminate flooring, radiator.

#### KITCHEN

10' 3" x 5' 7" (3.12m x 1.7m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated fridge/freezer, integrated slimline dishwasher, extractor hood, space for cooker, space for washing machine, tiled splashback, double glazed window to front, tile effect flooring.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, laminate flooring to landing.

#### BEDROOM 1

11' 6" x 9' 5" (3.51m x 2.87m) Built in storage, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

11' 7" x 8' 5" (3.53m x 2.57m) Built in storage, double glazed window to rear, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING REAR GARDEN

29' 11" x 12' 1" (9.12m x 3.68m) Low maintenance, paved, rear access.

#### FRONT GARDEN

Low maintenance front, external cupboard.

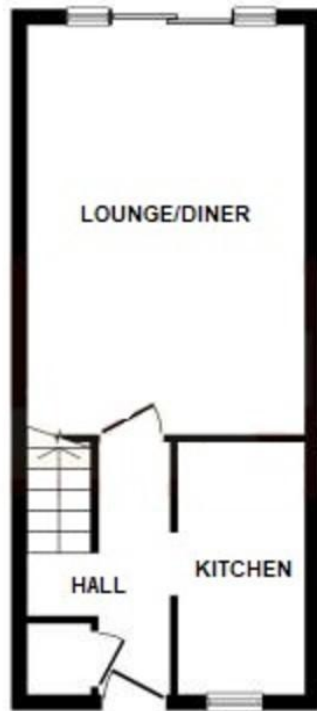
#### TWO ALLOCATED PARKING SPACES

To side in residents car park.

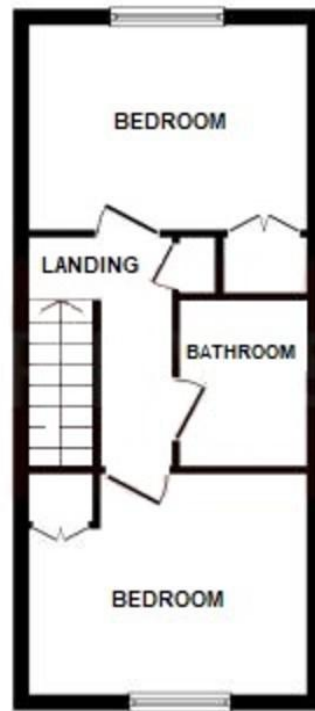
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

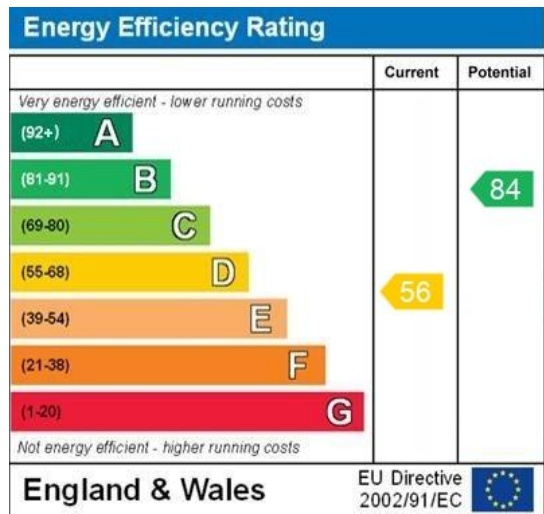


**Other Information:**

**Council Tax Band:** C

**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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk  
**01689 884444**

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

