

THOMAS BROWN

ESTATES



58 Oakdene Road, Orpington, BR5 2AN

Asking Price: £277,000

- 2 Bedroom First Floor Maisonette
- Well Located for St. Mary Cray Station
- Sought After Location
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this well presented, two bedroom first floor maisonette being offered to the market with no forward chain, located in a popular residential road in the Poverest area of Orpington and within walking distance of St. Mary Cray Station. The accommodation on offer comprises: stairs to private entrance door, entrance hall, lounge/dining room, kitchen, two bedrooms and a family bathroom. Externally the property benefits from a private rear garden and ample on road parking to the front. The property is offered with no forward chain. Oakdene Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange your appointment to view.



ENTRANCE HALL

Storage cupboard, coconut mat, vinyl flooring, radiator.

LOUNGE/DINER

13' 5" x 12' 10" (4.09m x 3.91m) Double glazed window with shutters to front, carpet, radiator.

KITCHEN

7' 7" x 6' 1" (2.31m x 1.85m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window with shutters to rear, laminate flooring.



BEDROOM 1

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window with shutters to rear, carpet, radiator.

BEDROOM 2

10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window with shutters to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

Laid to lawn, artificial lawn, shed.

FRONT GARDEN

External stairs, on road parking.

DOUBLE GLAZING

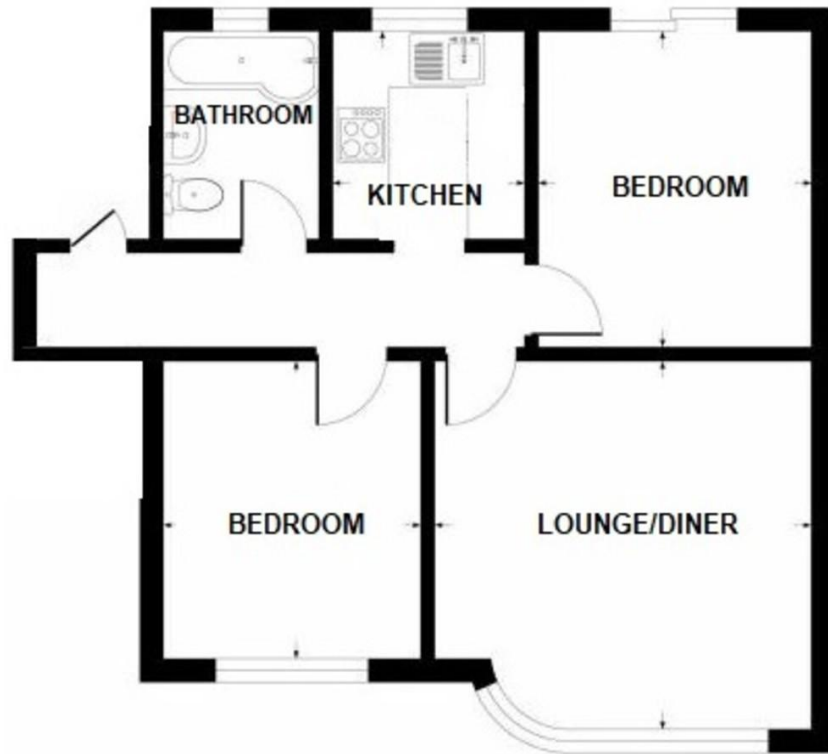
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

LEASEHOLD

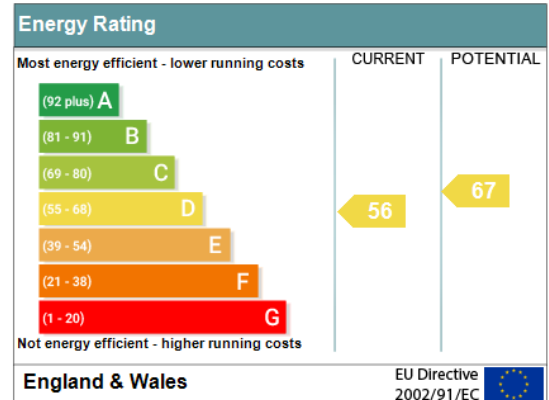
926 years remaining.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix

Address: 58 Oakdene Road, ORPINGTON, BR5 2AN
RRN: 9254-3033-1209-0794-7200



Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 926 years remaining

Service charge & Ground rent: £8PA (£0.66PM) - As advised by vendor.

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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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