

THOMAS BROWN

ESTATES



98 St. Pauls Wood Hill, Orpington, BR5 2SU **Asking Price: £590,000**

- 4 Double Bedroom, 2 Bathroom Semi-Detached House
- Deceptively Spacious (1890 sqft)
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this extended, deceptively spacious (1890sqft) four double bedroom two bathroom semi-detached family home, situated towards the highly desirable top end of St. Pauls Wood Hill, boasting fantastic potential to extend further (STPP) and the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises; entrance hallway, open plan lounge and dining room that leads to the conservatory, double bedroom with direct access to the rear garden, en-suite shower room, kitchen and WC to the ground floor. To the first floor there are three further double bedrooms and a wet room style shower room. STPP and like many have done on the road, there is fantastic potential to convert the loft space and/or the garage if required. Externally there is a secluded rear garden mainly laid to lawn, integral garage and a driveway for numerous vehicles to the front. St Paul's Wood Hill is well located for local schools and bus routes, St. Marys Cray Station and Scaisbury Park. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location and floorspace on offer.



ENTRANCE HALL

Double glazed opaque door to front, cupboard, carpet, radiator.

LOUNGE/DINER

24'02" x 12'09" (7.37m x 3.89m) Double glazed window to front, double glazed sliding door to conservatory, carpet, two radiators.

CONSERVATORY

10'08" x 9'06" (3.25m x 2.9m) Double glazed windows to rear, double glazed French doors to side, laminate flooring.

KITCHEN

10'08" x 10'04" (3.25m x 3.15m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, integrated microwave, space for washing machine, double glazed window to rear, wood effect flooring.

LOBBY

Cupboard, wood effect flooring.



BEDROOM

19'03" x 15'02" (5.87m x 4.62m) Double glazed sliding door to rear and side, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled flooring, radiator.

CLOAKROOM

Low level WC, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to front, carpet.

BEDROOM

13'04" x 11'02" (4.06m x 3.4m) (measured to front of wardrobes) Built in wardrobe, double glazed window to rear, carpet, radiator.



BEDROOM

13'0" x 9'11" (3.96m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM

10'09" x 10'01" (3.28m x 3.07m) Built in wardrobe, double glazed window to rear, carpet, radiator.

SHOWER WET ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

55'0" (16.76m) (approx.) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT

Drive, laid to lawn.

INTEGRAL GARAGE

19'04" x 16'05" (5.89m x 5m) Up and over electric door, power and light.

DOUBLE GLAZING

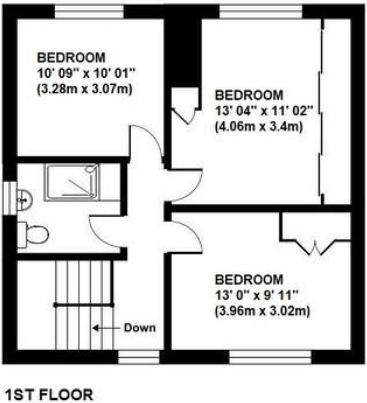
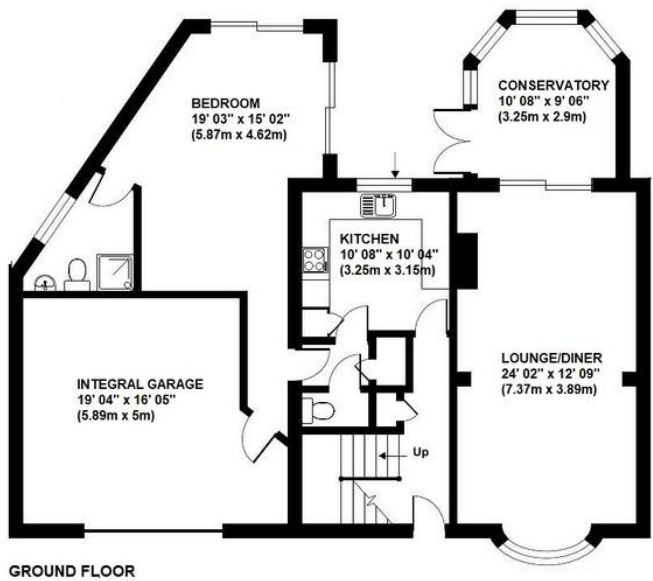
CENTRAL HEATING SYSTEM

ALARMED

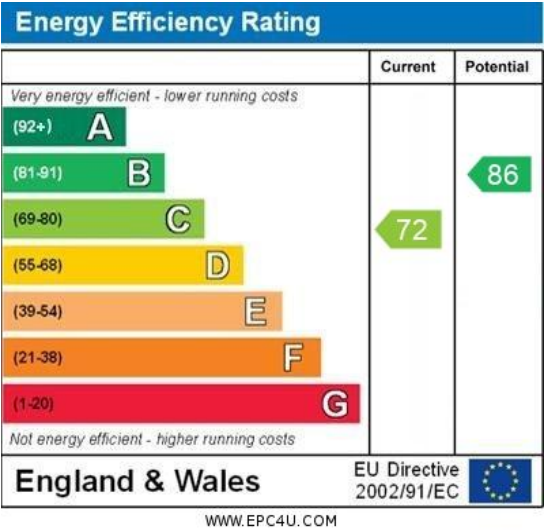
NO FORWARD CHAIN



Approximate Area = 1610 sq ft / 149.5 sq m
Garage = 280 sq ft / 26 sq m
Total = 1890 sq ft / 175.5 sq m
For identification only - Not to scale



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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