

# THOMAS BROWN

ESTATES



**39 Austin Road, Orpington, BR5 2BT**

**Asking Price: £450,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Poverest Park & Local Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, being offered to the market with no forward chain and boasting fantastic potential to extend (STPP) across the rear and/or into the loft and is located within walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance hall, lounge that is open plan to the dining room and kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a mature rear garden mainly laid to lawn with a spacious patio and a lawn garden to the front which could be converted to a driveway STPP. Austin Road is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Door to front, double glazed opaque window to side, understairs cupboard, carpet, radiator.

#### LOUNGE

12' 10" x 12' 10" (3.91m x 3.91m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed sliding door to rear, carpet, two radiators.

#### KITCHEN

11' 2" x 9' 2" (3.4m x 2.79m) Stainless steel sink and double drainer, space for appliances, window to rear, door to side.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 9" x 11' 1" (3.89m x 3.38m) Double glazed window to front, radiator.

#### BEDROOM 2

11' 7" x 11' 1" (3.53m x 3.38m) Double glazed window to rear, radiator.

#### BEDROOM 3

8' 10" x 7' 10" (2.69m x 2.39m) Double glazed window to front, radiator.



#### BATHROOM

Wash hand basin, bath, opaque window to rear, radiator.

#### SEPARATE WC

Low level WC, opaque window to side, carpet.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

65' 0" x 25' 0" (19.81m x 7.62m) Patio area with rest laid to lawn, brick built storage shed, outside WC.

#### FRONT GARDEN

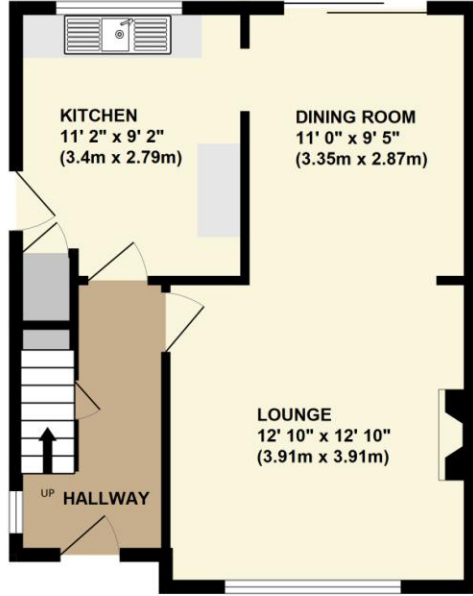
Laid to lawn.

#### NO FORWARD CHAIN

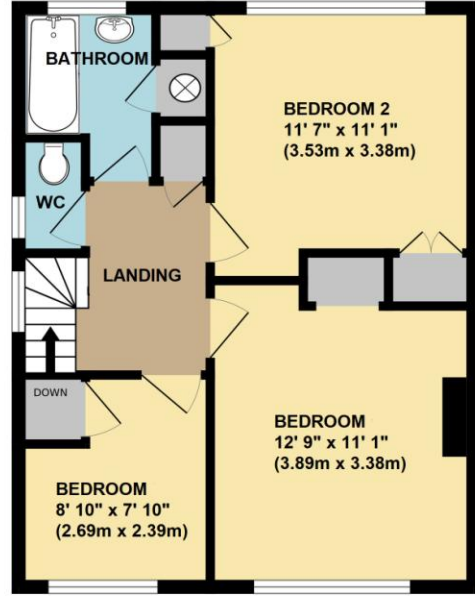
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

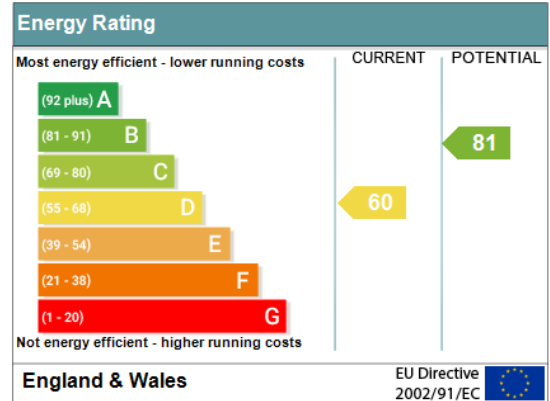


TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

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.  
Made with Metropix 6/2024



Address: 39 Austin Road, ORPINGTON, BR5 2BT  
RRN: 9834-0624-4300-0374-6202



**Construction: Concrete** - Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

**Council Tax Band: D**

**Tenure: Freehold**

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.

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