

# THOMAS BROWN

ESTATES



**67 Chelsfield Lane, Orpington, BR5 4HG** **Asking Price: £450,000**

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station
- Rear Extended, Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are pleased to present this spacious three bedroom semi-detached family home, offered to the market with no onward chain. Benefiting from a rear extension, the property features a generous kitchen/diner spanning the full width of the rear of the house, along with a study and utility room.

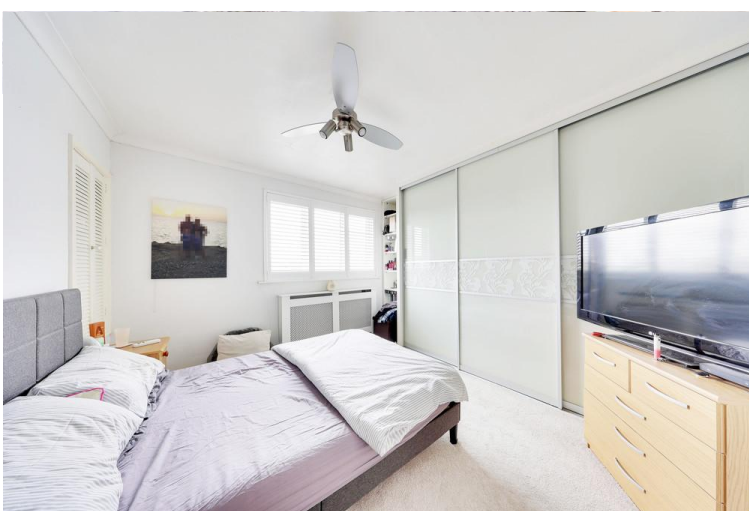
The accommodation comprises an entrance hallway, a bright and welcoming lounge, and an impressive kitchen/diner with direct access to the rear garden, creating an ideal space for both family living and entertaining. The ground floor is further enhanced by a separate utility room and a versatile study, perfect for home working.

To the first floor, the landing provides access to three bedrooms and a family bathroom.

Externally, the property enjoys a good sized rear garden, mainly laid to lawn, together with a patio area ideal for outdoor entertaining and al fresco dining. To the front, there is a private driveway providing off-street parking for two vehicles.

Conveniently located, the property is within easy reach of St Mary Cray mainline station, local bus routes, a range of shops including Nugent Shopping Centre, and well-regarded schools, making it an excellent choice for families and commuters alike.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.





#### ENTRANCE HALL

Composite door to front, double glazed window with shutters to front, wood flooring, covered radiator.

#### LOUNGE

18' 0" x 11' 6" (5.49m x 3.51m) Double glazed window with shutters to front, wood flooring, covered radiator.

#### KITCHEN/DINER

17' 0" x 10' 6" (5.18m x 3.2m) Range of matching wall and base units with worktops over, sink and drainer, two integrated ovens, integrated hob with extractor over, tower fridge, space for slimline dishwasher, double glazed window to rear and side, double glazed French doors to rear, part tiled walls, part wood flooring, radiator

#### STUDY

9' 2" x 8' 10" (2.79m x 2.69m) (measured at maximum) Double glazed window with shutters to side, laminate flooring, covered radiator.

#### UTILITY ROOM

8' 10" x 8' 1" (2.69m x 2.46m) Butler sink, space for washing machine, double glazed window to side, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM

11' 11" x 11' 4" (3.63m x 3.45m) Fitted wardrobes, double glazed window with shutters to front, covered radiator.

#### BEDROOM

11' 7" x 6' 0" (3.53m x 1.83m) Double glazed window with shutters to rear, laminate flooring, radiator.

#### BEDROOM

11' 11" x 5' 9" (3.63m x 1.75m) Double glazed window to side, wood flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest shower head and shower attachment, double glazed opaque window to rear and side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" x 27' 0" (15.24m x 8.23m) Patio area with rest laid to lawn, mature shrubs.

#### OFF STREET PARKING

Space for two vehicles, stairs to front door.

#### DOUBLE GLAZING

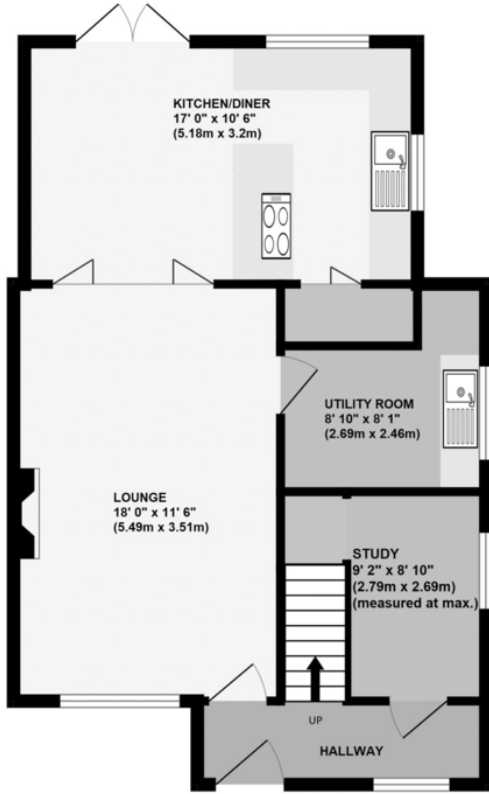
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

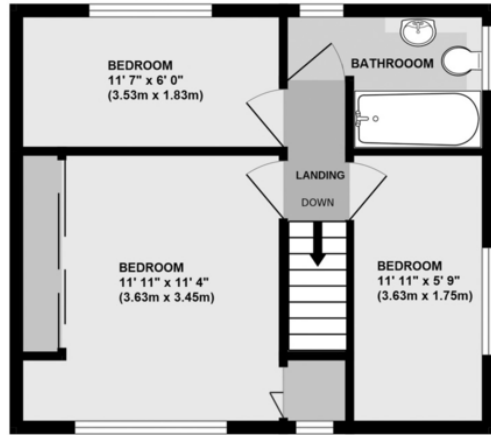
Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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