

THOMAS BROWN

ESTATES

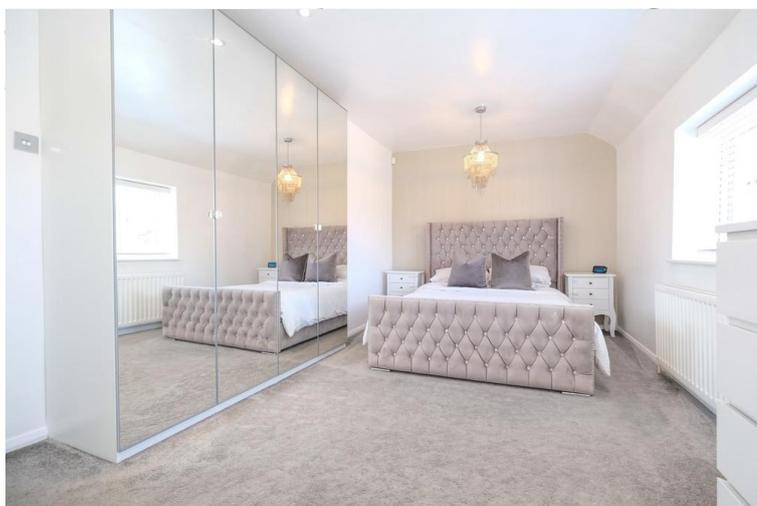


28 Croxley Green, Orpington, BR5 3BH

Asking Price: £390,000

- 2 Double Bedroom, 2 Reception Room Mid Terrace House
- Ability to Create Off Street Parking
- Rear Extended, 70' Landscaped Rear Garden
- Situated on a Quiet Road





Property Description

Thomas Brown Estates are delighted to offer this rear extended, very well presented two double bedroom terraced property, located on a quiet road in Orpington boasting two reception rooms and a 70' landscaped rear garden. The accommodation on offer comprises; entrance hallway, lounge, kitchen, inner hallway with utility cupboard and a 16'08 dining room that spans the rear of the property. To the first floor there is a landing giving access to two double bedrooms (the master being 18'7 and could be converted into two as others have done in the local area) and a modern shower room. Externally there is a large rear garden mainly laid to lawn with a patio perfect for entertaining and alfresco dining, ample on road parking to the front and the ability to convert the front garden into a driveway. STPP there is potential to convert the loft space into an additional bedroom and bathroom as many have done in the local area. Croyley Green 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 quality of accommodation, location and floor space on offer.



ENTRANCE HALL

Double glazed door to front, tiled flooring, covered radiator.

LOUNGE

13' 02" x 11' 02" (4.01m x 3.4m) Double glazed window to front, carpet, radiator.

DINING ROOM

16' 08" x 9' 07" (5.08m x 2.92m) Two double glazed sliding doors to rear, tiled flooring.

INNER HALL

Cupboard for washing machine, understairs cupboard, tiled flooring.



KITCHEN

13' 01" x 8' 05" (3.99m x 2.57m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, undercounter fridge, window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

18' 07" x 10' 08" (5.66m x 3.25m) Two double glazed windows to front, carpet, radiator.



BEDROOM 2

10' 09" x 9' 10" (3.28m x 3m) Built in wardrobe, double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower, two double glazed opaque windows to rear, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

70' (21.34m) Patio area with rest laid to lawn, mature shrub.

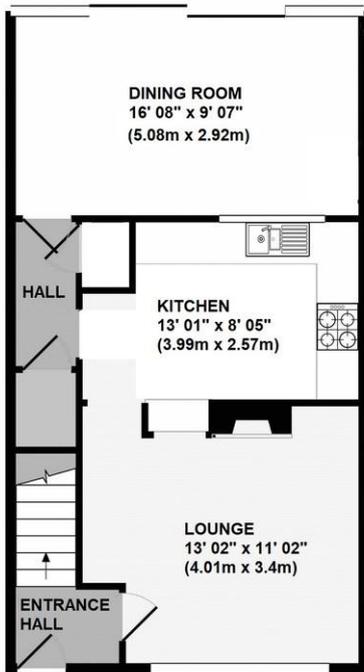


FRONT GARDEN

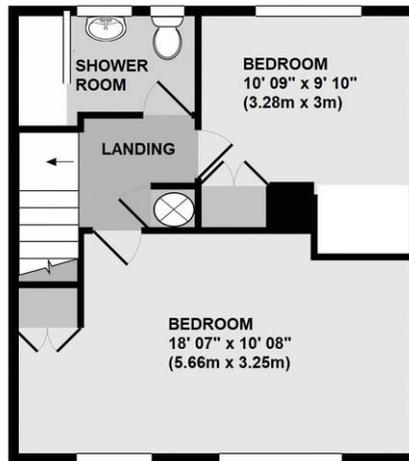
Laid to lawn, mature hedge, potential to create drive (STPP).

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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