

THOMAS BROWN

ESTATES



93 Oakdene Road, Orpington, BR5 2AL

Asking Price: £320,000

- 2 Double Bedroom Ground Floor Maisonette
- Long Lease - 925 Years Remaining
- Well Located for St. Mary Cray Station & Local Shops
- Private Garden, Log Cabin





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two double bedroom ground floor maisonette boasting a large driveway for numerous vehicles, private garden, long lease of 925 years and a log cabin ideal for a home office/workshop. Oakdene Road is located in a popular residential location in the Poverest area of Orpington, within walking distance of St. Mary Cray Station, Nugent Shopping Centre and Poverest Park. The accommodation comprises: entrance hall with storage cupboards, lounge, modern fitted kitchen with direct access to the rear garden, two double bedrooms and a shower room. Oakdene Road 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 location and specification on offer.





ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, two storage cupboards, solid wood flooring, radiator.

LOUNGE

12' 10" x 12' 10" (3.91m x 3.91m) Bespoke storage and desk, double glazed window to front, carpet, radiator.

KITCHEN

7' 08" x 6' 03" (2.34m x 1.91m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed door to rear, solid wood flooring.



BEDROOM 1

11' 0" x 9' 08" (3.35m x 2.95m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 03" x 8' 10" (3.12m x 2.69m) Fitted wardrobes, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, vinyl and tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

50' (15.24m) Patio area with rest laid to lawn, cabin, side access.

CABIN

16' 05" x 13' 02" (5m x 4.01m) Timber construction, power and light.

OFF STREET PARKING

Block paved drive for multiple vehicles.

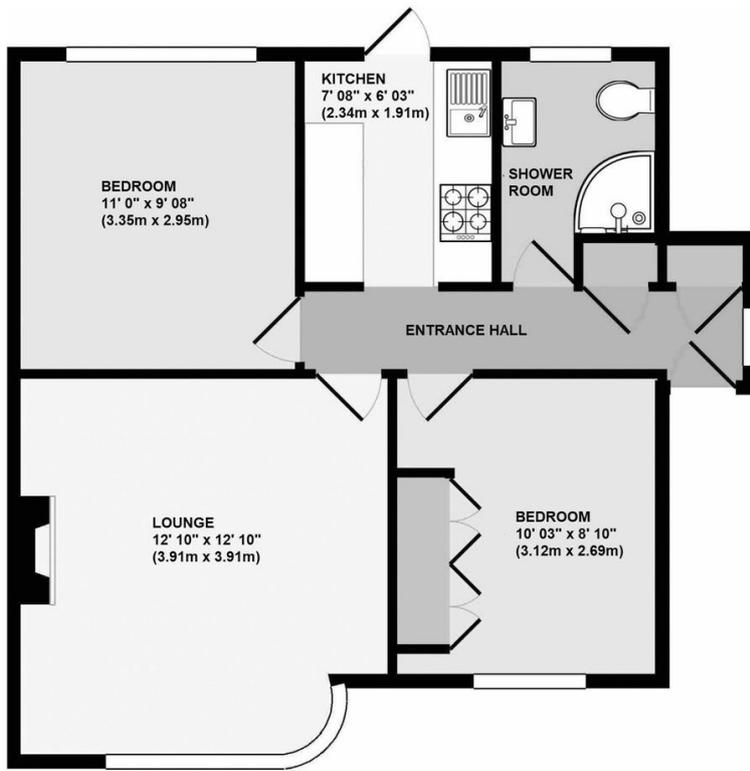
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LEASEHOLD

925 years remaining.





TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 925 years remaining

Service charge: None - As advised by vendor.

Ground rent: £0.58 PM (£7 PA) - 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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