

# THOMAS BROWN

ESTATES



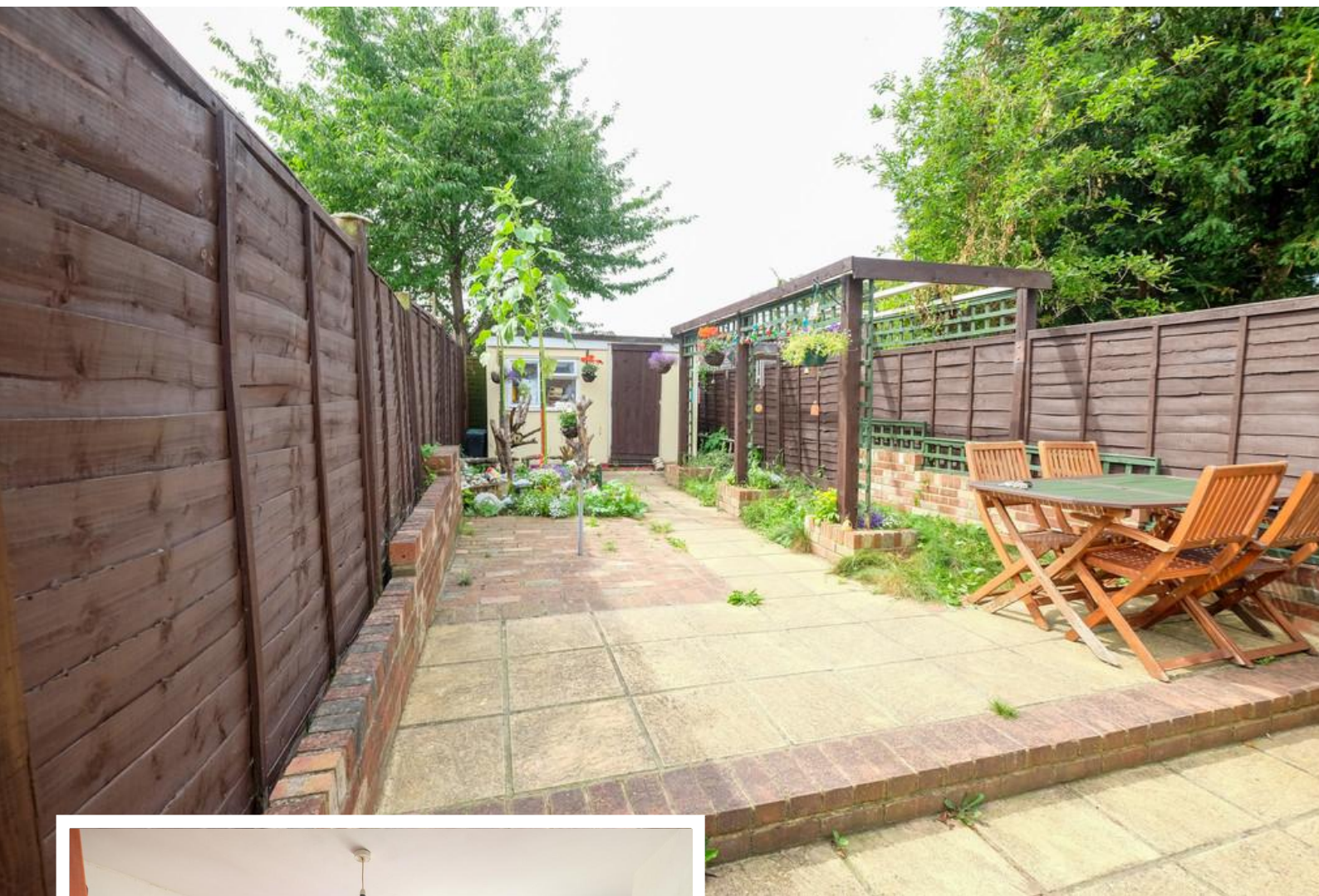
**28 Albert Road, St. Mary Cray, BR5 4AF**

**Asking Price: £318,500**

- 2 Double Bedroom End of Terrace Cottage
- Well Located for Orpington High Street & Station
- South Facing Garden
- Rear Extended







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom extended terraced property, situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; entrance hall, lounge/dining room, fitted kitchen and a bathroom to the ground floor. To the first floor are two double bedrooms. Externally there is on street parking to the front and a private garden with brick built storage to the rear. The property benefits from double glazing and a central heating system. Albert Road is within a mile of St. Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Wooden door to side, loft access, tiled flooring, radiator.

#### LOUNGE

13' 05" x 10' 11" (4.09m x 3.33m) Two double glazed windows to front, understairs storage cupboard, wood flooring, radiator.

#### KITCHEN

10' 10" x 9' 09" (3.3m x 2.97m) Range of matching wall and base units with worktops over, composite sink with mixer tap, freestanding oven, plumbing for washing machine, space for fridge/freezer, tiled splashback, double glazed window to rear, tiled flooring.

#### BATHROOM

8' 04" x 7' 05" (2.54m x 2.26m) Low level WC, pedestal wash hand basin, bath, double glazed window to side.

#### STAIRS TO FIRST FLOOR LANDING

Wooden stairs, airing cupboard, loft access.

#### BEDROOM 1

10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to front, wood flooring, radiator.

#### BEDROOM 2

9' 09" x 7' 03" (2.97m x 2.21m) (plus recess 3' 09 x 3' 07) Double glazed window to rear, wood flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### SOUTH FACING GARDEN

35' 0" (10.67m) (approx.) Patio area with rest laid to lawn.

#### GARDEN ROOM

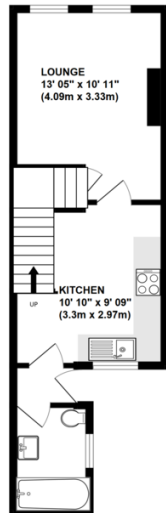
10' 0" x 7' 0" (3.05m x 2.13m) (approx.)

#### DOUBLE GLAZING

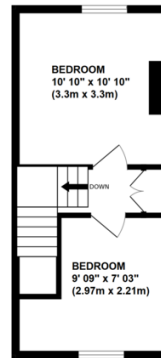
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
417 sq ft (38.7 sq.m.) approx.



1ST FLOOR  
273 sq ft (25.3 sq.m.) approx.

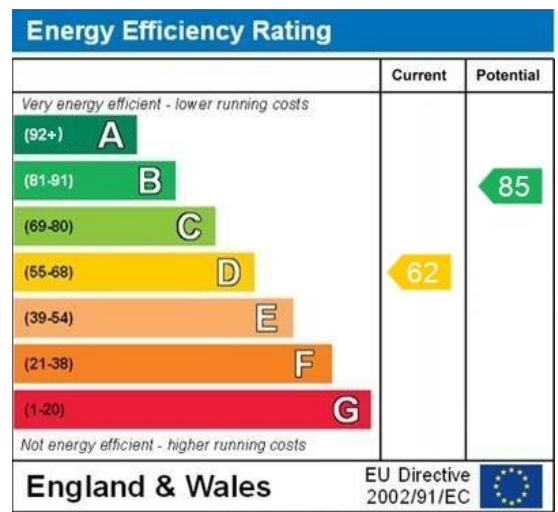


TOTAL FLOOR AREA: 690 sq ft (64.1 sq.m.) approx.

While 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.  
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**Construction: Standard**  
**Council Tax Band: C**  
**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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