

# THOMAS BROWN

ESTATES



**70 Broomwood Road, Orpington, BR5 2JJ**

**Asking Price: £345,000**

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station
- Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are pleased to present this two double bedroom semi-detached home, conveniently located within walking distance of St. Mary Cray railway station, local shops and Nugent Shopping Park, being offered to the market with no forward chain.

The accommodation comprises an entrance hall, lounge and a kitchen/diner that spans the rear of the property. Upstairs, the landing provides access to two double bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden and a block paved drive to the front.

Please note the property requires modernisation throughout and this has been reflected in the asking price.

Situated on Broomwood Road, the property is well placed for local schools, shops, bus routes and excellent transport links.

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



#### ENTRANCE HALL

Double glazed door to front, laminate flooring.

#### LOUNGE

15' 02" x 12' 03" (4.62m x 3.73m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

18' 05" x 8' 04" (5.61m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for cooker, extractor hood, space for fridge/freezer, space for washing machine, understairs cupboard, double glazed window and double glazed door to rear, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Cupboard, carpet.

#### BEDROOM 1

18' 06" x 10' 06" (5.64m x 3.2m) Built in storage, two double glazed windows to front, carpet, two radiators.

#### BEDROOM 2

11' 06" x 9' 09" (3.51m x 2.97m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

WC, wash hand basin, bath with shower attachment, two double glazed opaque windows to rear, vinyl flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

Overgrown - needs attention.

#### OFF STREET PARKING

Block paved drive.

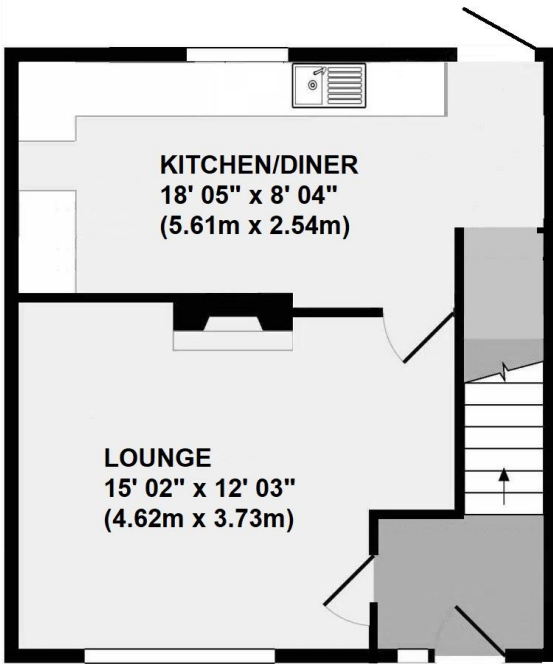
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

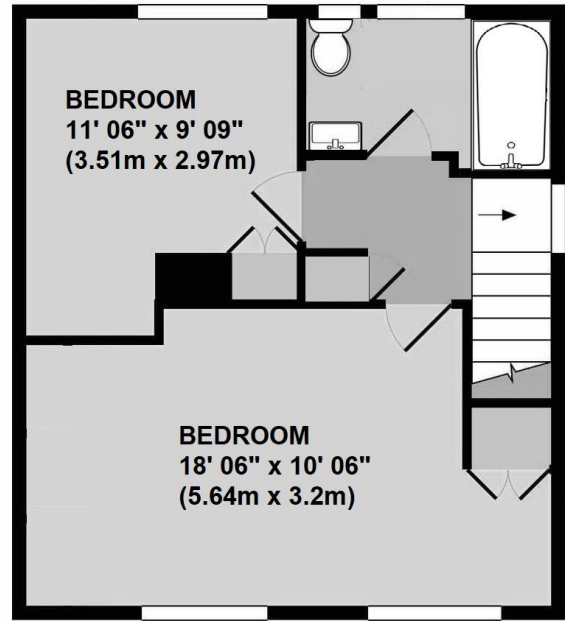
#### NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.





GROUND FLOOR



1ST FLOOR

This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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