

# THOMAS BROWN

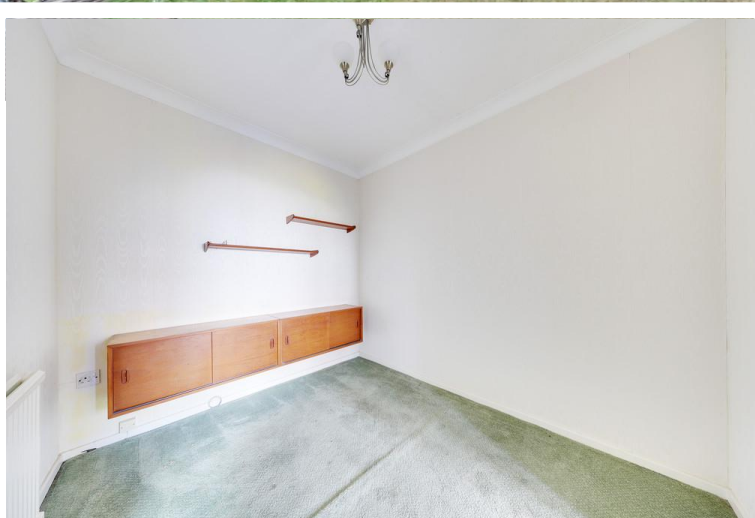
ESTATES



**2F Broomwood Road, Orpington, BR5 2JH** Asking Price: **£400,000**

- 3 Double Bedroom Terraced House
- Well Located for St Mary Cray Station
- 2 Reception Rooms, 2 Toilets
- Garage, Off Street Parking, No Forward Chain





## Property Description

Thomas Brown Estates are delighted to present this deceptively spacious (1141sq ft), three double bedroom two reception room terraced home, offered to the market with no onward chain. Ideally located within walking distance of St. Mary Cray Station and a range of local amenities, the property provides generous living accommodation throughout.

The ground floor features an entrance porch leading into a large hall way, a bright and airy lounge with direct access to the rear garden, and a separate dining room which leads into the kitchen. A convenient WC and integral garage complete the ground floor layout.

Upstairs, the property offers three well-proportioned double bedrooms and a modern family bathroom.

Externally, there is a private rear garden and a driveway to the front providing offstreet parking.

Please note that the property would benefit from modernisation, which has been reflected in the asking price. Early viewing is highly recommended to fully appreciate the floor space on offer. Contact Thomas Brown Estates in Orpington today to arrange your appointment.



#### ENTRANCE PORCH

Double glazed sliding door to front.

#### ENTRANCE HALL

Opaque double glazed door to front, storage cupboard, carpet, radiator.

#### LOUNGE

18' 08" x 10' 11" (5.69m x 3.33m) Double glazed sliding doors to rear, carpet, two radiators.

#### KITCHEN

12' 0" x 6' 5" (3.66m x 1.96m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven and gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed door to side, vinyl flooring.

#### DINING ROOM

9' 0" x 7' 4" (2.74m x 2.24m) Carpet, radiator.

#### WC

Low level WC, wash hand basin, double glazed opaque window to front, tiled walls, tiled floor, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

#### BEDROOM

11' 7" x 12' 0" (3.53m x 3.66m) Built-in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM

12' 0" x 9' 5" (3.66m x 2.87m) Built-in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM

11' 10" x 9' 0" (3.61m x 2.74m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

Laid to lawn with patio and mature shrubs.

#### INTEGRAL GARAGE

16' 3" x 8' 5" (4.95m x 2.57m) Roller blind door to front, power and light.

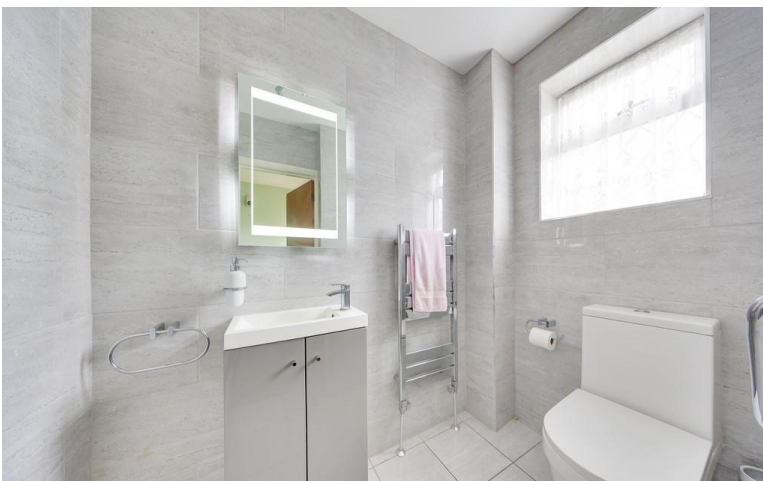
#### OFF STREET PARKING

Driveway to front and part laid to lawn.

#### DOUBLE GLAZING

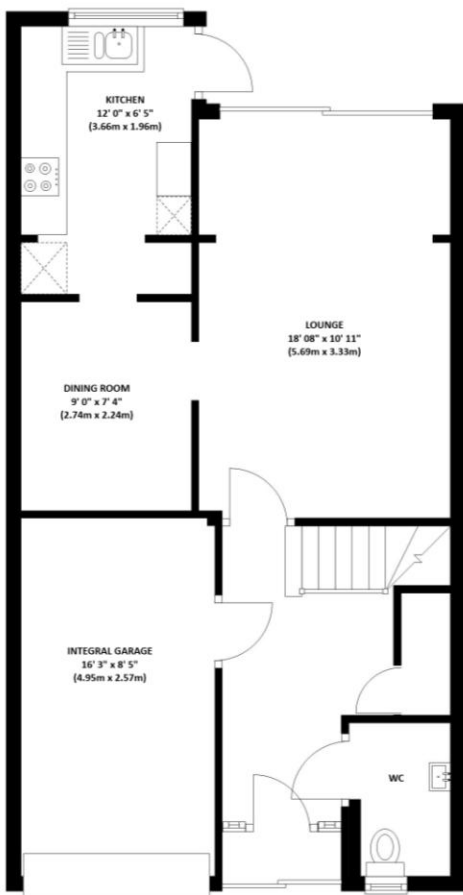
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



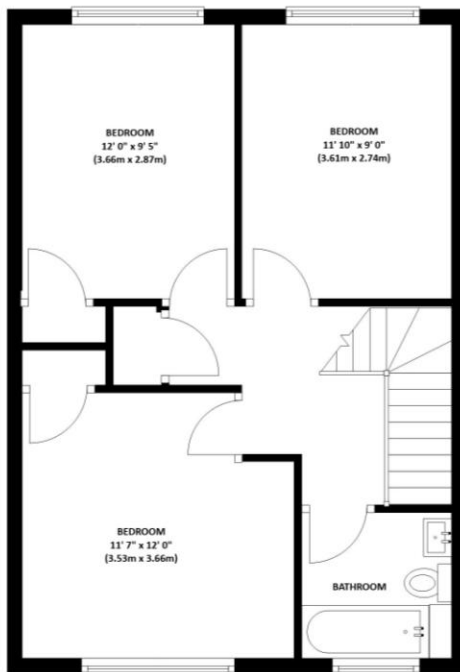
## Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 106.1 sq. metres (1141.8 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp. □ □



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

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

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