

# THOMAS BROWN

ESTATES



**7 Mosyer Drive, Orpington, BR5 4PN**

**Fixed Price: £385,000**

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Potential to Extend (STPP)
- Garage & Off Street Parking
- No Forward Chain, Quiet Location







## Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached property, being offered to the market with no forward chain and fantastic potential to extend STPP. The accommodation on offer is set within a quiet location in Orpington, and comprises: entrance hall, lounge/dining room leading to the conservatory, kitchen, two bedrooms (both with fitted wardrobes) and a shower room. Externally, there is a well kept rear garden perfect for entertaining and alfresco dining, garage to the side and a driveway to the front. STPP the property has the potential to extend across the rear, convert the garage into a potential third bedroom with en-suite and/or into the loft space. Please note the property does require modernisation throughout and this has been reflected in the asking price. Mosyer Drive is well located for local schools, local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location and scope on offer.





#### ENTRANCE HALL

Double glazed opaque door to side, radiator.

#### LOUNGE/DINER

18' 0" x 11' 07" (5.49m x 3.53m) Double glazed sliding door to conservatory, radiator.

#### KITCHEN

12' 04" x 7' 02" (3.76m x 2.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for undercounter fridge, space for undercounter freezer, double glazed window to rear, double glazed opaque door to side, tiled flooring.



#### CONSERVATORY

11' 02" x 6' 10" (3.4m x 2.08m) Double glazed window to rear, double glazed French doors to side, tiled flooring.

#### BEDROOM 1

13' 05" x 9' 10" (4.09m x 3m) Fitted wardrobes, double glazed window to front, radiator.

#### BEDROOM 2

9' 04" x 8' 04" (2.84m x 2.54m) Fitted wardrobes, double glazed window to front, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, airing cupboard, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 35' 0" (16.76m x 10.67m) Patio area with rest laid to lawn, mature flowerbeds.

#### FRONT GARDEN/OFF STREET PARKING

Laid to lawn, drive.

#### GARAGE

26' 08" x 11' 10" (8.13m x 3.61m) Up and over door to front, door and window to rear, double glazed door to front.

#### DOUBLE GLAZING

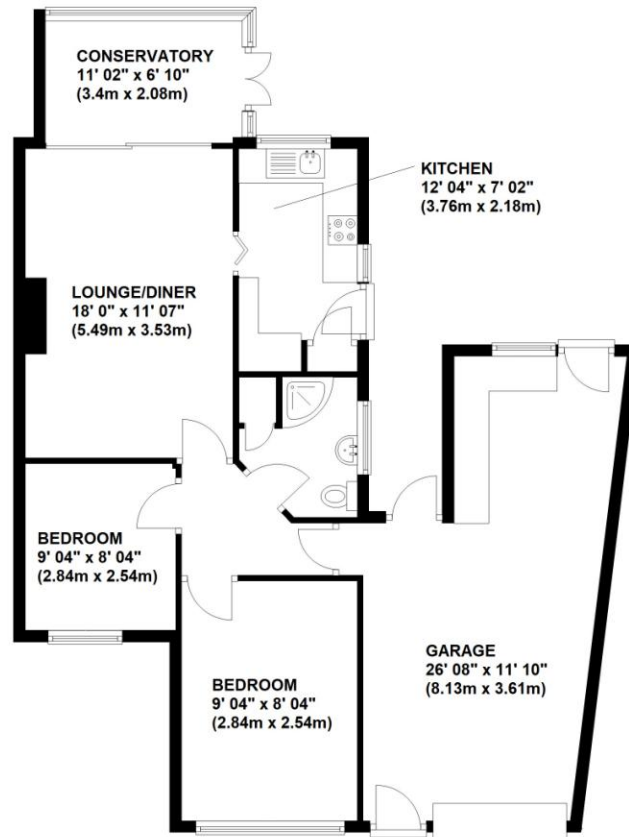
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



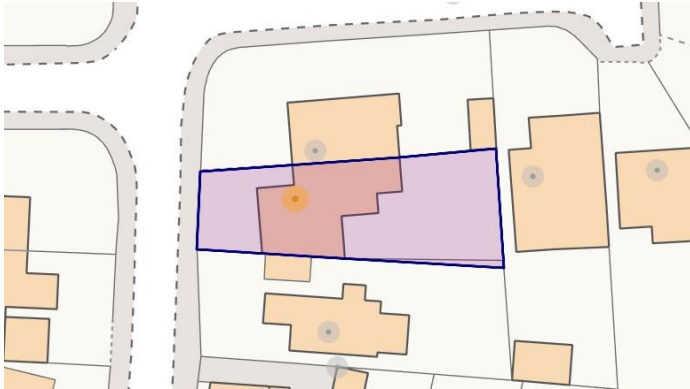
### Ground Floor

Approx. 92.0 sq. metres (990.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Construction: Standard**

**Council Tax Band: E**

**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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