

THOMAS BROWN

ESTATES



90 Brantwood Way, Orpington, BR5 3WB

Asking Price: £360,000

- 2 Bedroom End of Terrace House
- Well Located for St. Mary Cray Station
- Sought After Location
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this fantastic opportunity to purchase this very well presented two bedroom end of terrace house set within a popular residential road in Orpington, with the added bonus of a driveway and walking distance to St. Mary Cray Station. The accommodation on offer comprises: entrance hall, living room with direct access to the rear garden and a modern fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally there is a rear garden mainly laid to lawn with a patio perfect for entertaining and alfresco dining, with off street parking to the front via the driveway. Other benefits include central heating system and double glazing. Brantwood Way 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.



ENTRANCE HALL

Wooden door to front, storage cupboard, boiler cupboard, laminate flooring, radiator.

LOUNGE

16' 02" x 12' 07" (4.93m x 3.84m) Double glazed French doors to garden, laminate flooring, radiator.

KITCHEN

7' 07" x 7' 01" (2.31m x 2.16m) Range of matching wall and base units with worktops over, stainless steel sink with mixer taps, integrated electric hob with extractor over, integrated oven, space for washing machine, space for fridge/freezer, double glazed window to front, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Spiral open plan staircase, loft access, carpet.

BEDROOM 1

12' 07" x 8' 09" (3.84m x 2.67m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 07" x 7' 02" (3.84m x 2.18m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, wall boards, vinyl flooring, extractor fan, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

50' 0" x 15' 0" (15.24m x 4.57m) Patio area with rest laid to lawn, shed.

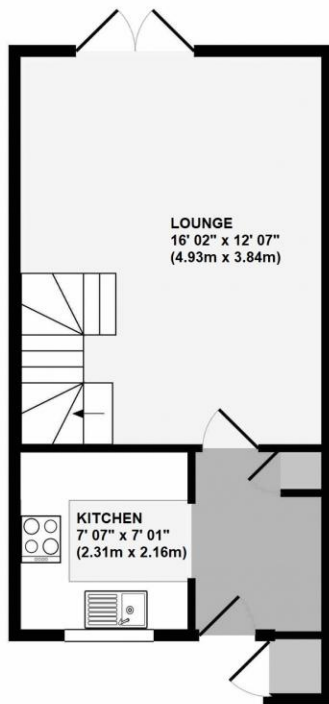
OFF STREET PARKING

Drive.

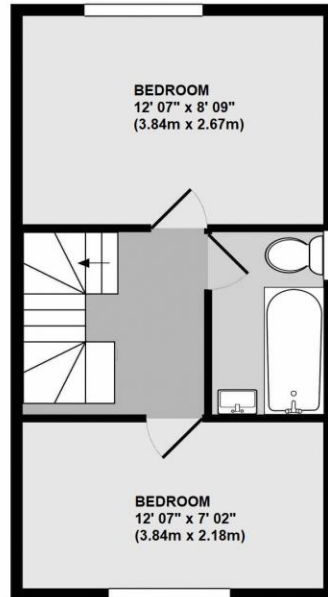
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)




TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.2 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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Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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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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