



**14 May Avenue, Orpington, BR5 2ED**

**Fixed Price: £416,500**

- 2 Double Bedroom Semi-Detached Bungalow
- Walking Distance to St Mary Cray Station
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain, No Through Road





## Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom semi-detached bungalow, being offered to the market with no forward chain, situated on a no through road and within walking distance to St. Mary Cray Station, local shops and the ever popular Nugent Retail Park. The accommodation on offer comprises: entrance hall, dual aspect lounge/dining room with direct access to the rear garden, kitchen, two double bedrooms, bathroom and a conservatory/utility room (access from the garden). Externally there is a well kept, mature rear garden and a drive to the front. Please note the positive unique features this bungalow has to offer such as step free access to the front, rear and side, large patio perfect for alfresco dining and entertaining and widened doorways to the lounge/dining room and bedroom 1. May Avenue is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential to extend (STPP).



#### ENTRANCE HALL

Composite door, laminate flooring.

#### LOUNGE/DINER

20' 06" x 11' 06" (6.25m x 3.51m) Double glazed window to front, double glazed French doors to rear, laminate flooring, two radiators.

#### KITCHEN

11' 08" x 6' 11" (3.56m x 2.11m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, double glazed window to rear, double glazed opaque door to side, laminate flooring, radiator.



#### CONSERVATORY

14' 05" x 5' 02" (4.39m x 1.57m) (access from garden) Space for washing machine, space for under counter fridge and freezer, double glazed windows, double glazed door to side, vinyl flooring.

#### BEDROOM 1

12' 09" x 12' 06" (3.89m x 3.81m) Fitted wardrobe, double glazed bay window to front, vinyl flooring, two radiators.

#### BEDROOM 2

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to side, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" (16.76m) Patio area with rest laid to lawn, mature flowerbeds, potting shed, shed, side access.

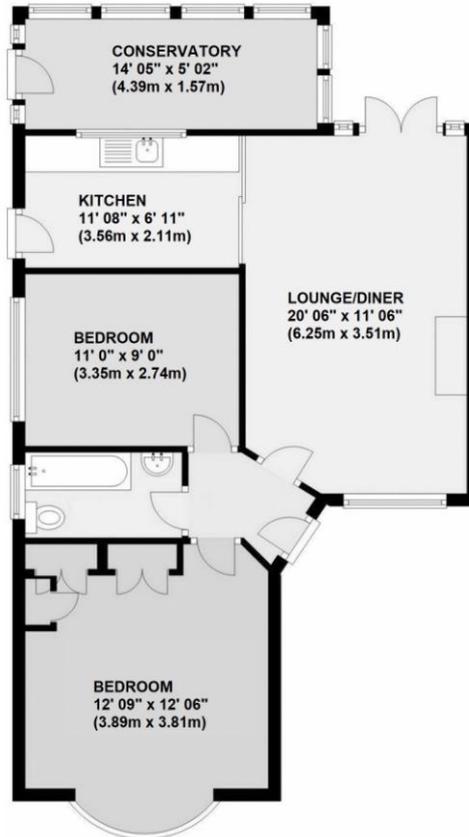


#### OFF STREET PARKING

#### DOUBLE GLAZING

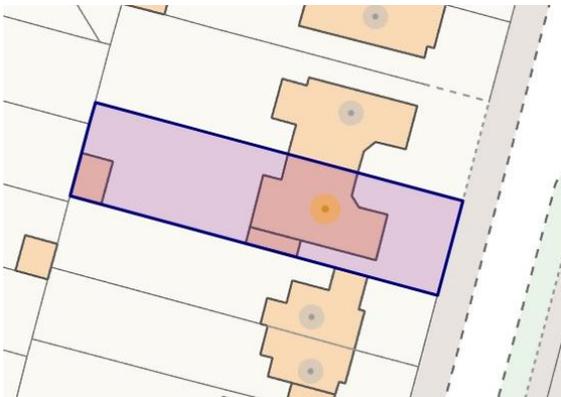
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



Total area: approx. 68.3 sq. metres (735.1 sq. feet)

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES