

# THOMAS BROWN

ESTATES



**108 Brantwood Way, Orpington, BR5 3WB** **Guide: £340,000-£350,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Local Shops & St Mary Cray Station
- Off Street Parking, Conservatory
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terraced home set within a popular residential road in Orpington, boasting a conservatory and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch, living/dining room, kitchen/breakfast room and a conservatory providing access to the private rear garden. To the first floor are two double bedrooms and a family bathroom. Externally, there is a garden to the rear aspect of the property and driveway to the front. 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 PORCH

Double glazed opaque door to front, laminate flooring.

#### LOUNGE/DINER

15' 01" x 11' 07" (4.6m x 3.53m) Double glazed window to front, wood flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

11' 06" x 9' 0" (3.51m x 2.74m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, double glazed window and double glazed door to conservatory, wood effect flooring.



#### CONSERVATORY

9' 05" x 8' 0" (2.87m x 2.44m) Double glazed sliding door to garden, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

11' 07" x 9' 11" (3.53m x 3.02m) Two double glazed windows to front, laminate flooring, radiator.



#### BEDROOM 2

11' 06" x 9' 01" (3.51m x 2.77m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

20' 0" (6.1m) Patio.

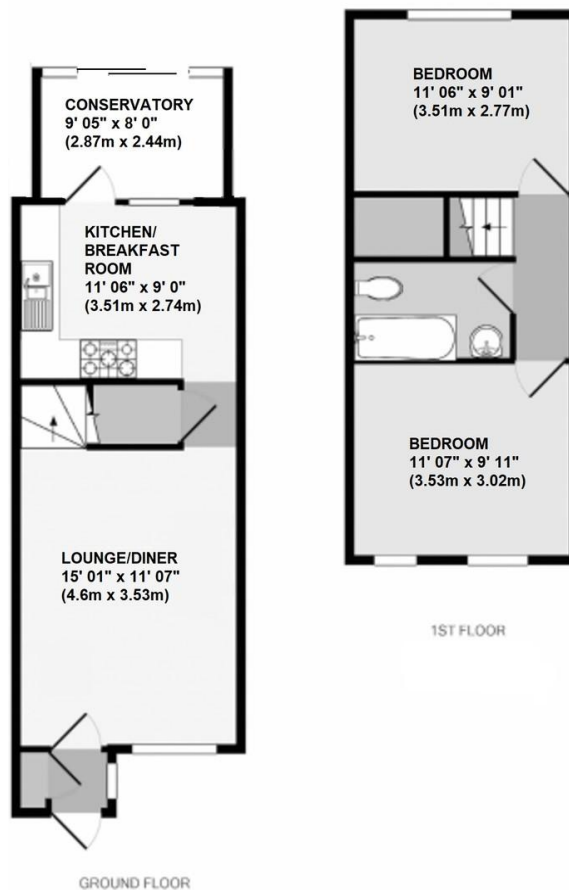
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN








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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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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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