

THOMAS BROWN

ESTATES



24 Cotmandene Crescent, Orpington, BR5 2RE **Asking Price: £390,000**

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached property, located within walking distance to local shops and transport links, with the added bonus of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, lounge and a kitchen/breakfast room to the ground floor. To the first floor there is a landing giving access to two double bedrooms, shower room and a WC. Externally there is a garden to the rear and driveway to the front. The property has been modernised in places but does require finishing touches, this has been reflected in the asking price. Please note the property has fantastic potential to extend (STPP) including the ability to convert the master bedroom into two as many have done in the local area. Cotmandene Crescent 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

Composite door to front, double glazed opaque window to front, double glazed opaque window to side, tiled flooring.

ENTRANCE HALL

Door to front, radiator.

LOUNGE

15' 03" x 12' 03" (4.65m x 3.73m) Feature fireplace, double glazed window to front, radiator.

KITCHEN

15' 01" x 9' 02" (4.6m x 2.79m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring, radiator.



LOBBY

Double glazed opaque door to rear, understairs storage cupboard.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

18' 06" x 10' 08" (5.64m x 3.25m) Two double glazed windows to front, radiator.

BEDROOM 2

11' 06" x 9' 08" (3.51m x 2.95m) Double glazed window to rear, radiator.

SHOWER ROOM

Wash hand basin, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.



SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" x 30' 0" (13.72m x 9.14m) Two tiers, laid to lawn, side entrance.

FRONT

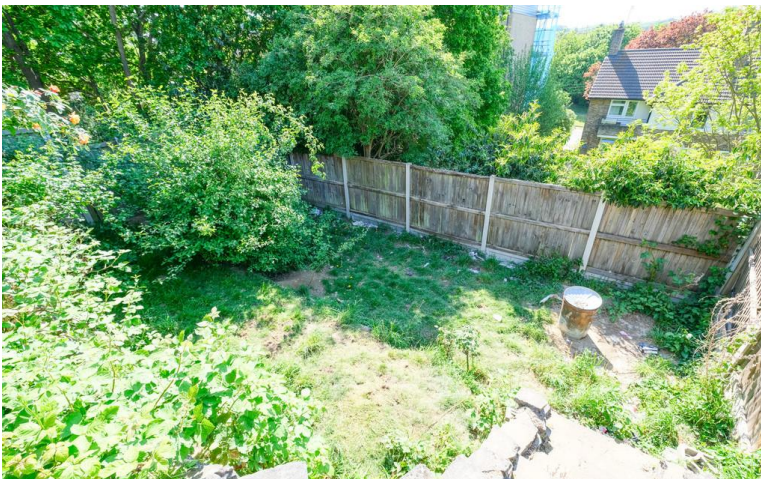
Drive, laid to lawn.

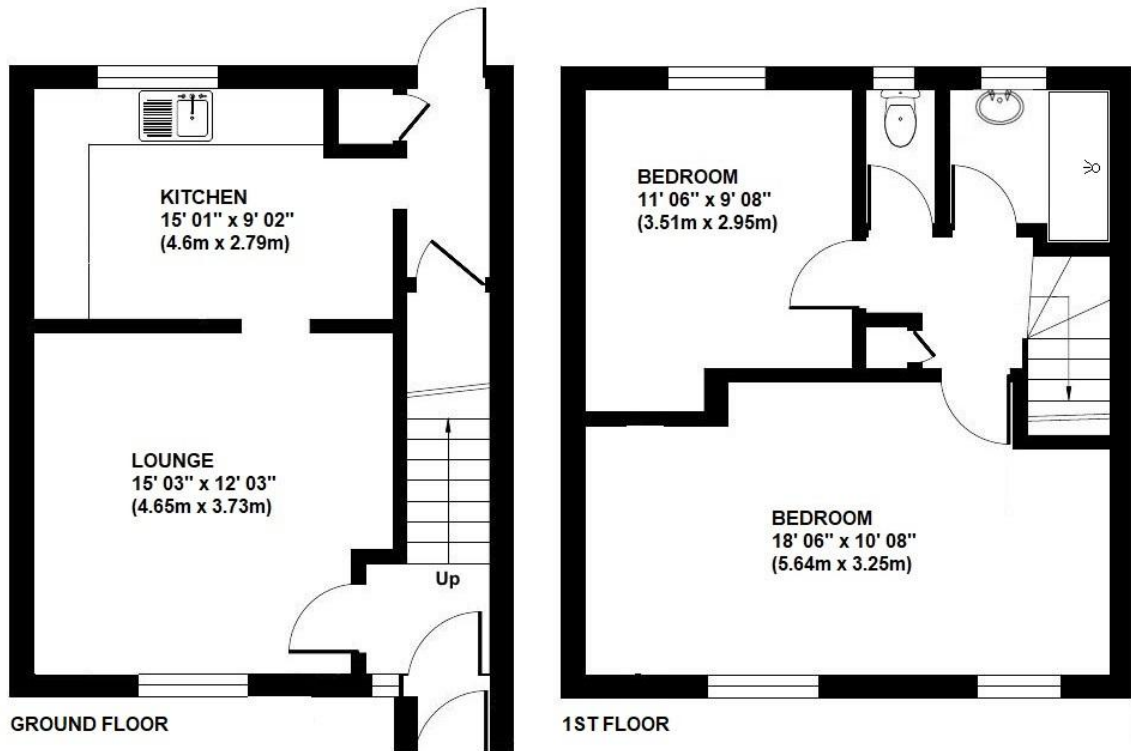
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.

This plan is for illustration purpose only - not to scale



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	67	
(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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