

# THOMAS BROWN

ESTATES



**21 Hearn's Road, Orpington, BR5 3NF**

**Asking Price: £350,000**

- 2 Double Bedroom End Terrace House
- Well Located for St. Mary Cray Station
- 2 Reception Rooms
- Deceptively Spacious (797sqft)







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (797sqft) and very well presented, two double bedroom two reception room end of terrace property situated within walking distance to Nugent Shopping Centre and St. Mary Cray Station. The accommodation on offer comprises: lounge, dining room, and modern fitted kitchen to the ground floor. To the first floor are two double bedrooms and a recently fitted family bathroom. Externally there is a mature garden to the rear with a patio area perfect for alfresco dining and entertaining, with on road parking to the front. Hearn's Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange a viewing to fully appreciate what this property has to offer.





#### RECEPTION ROOM

12' 09" x 11' 03" (3.89m x 3.43m) Feature fireplace, door to front, double glazed window to front, laminate flooring, radiator.

#### RECEPTION ROOM

13' 08" x 12' 09" (4.17m x 3.89m) Feature fireplace, double glazed window to rear, laminate flooring, radiator.

#### KITCHEN

8' 08" x 7' 04" (2.64m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated induction hob, space for fridge/freezer, space for washing machine, larder cupboard, double glazed window and double glazed door to side, laminate flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet, covered radiator.

#### BEDROOM 1

12' 09" x 11' 03" (3.89m x 3.43m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 10" x 9' 07" (3.3m x 2.92m) Double glazed window to rear, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" (16.76m) Two patio areas with rest laid to lawn, shed, side access.

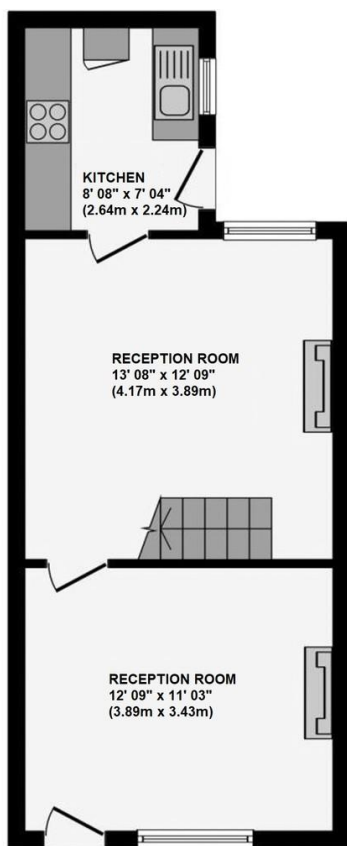


#### ON ROAD PARKING

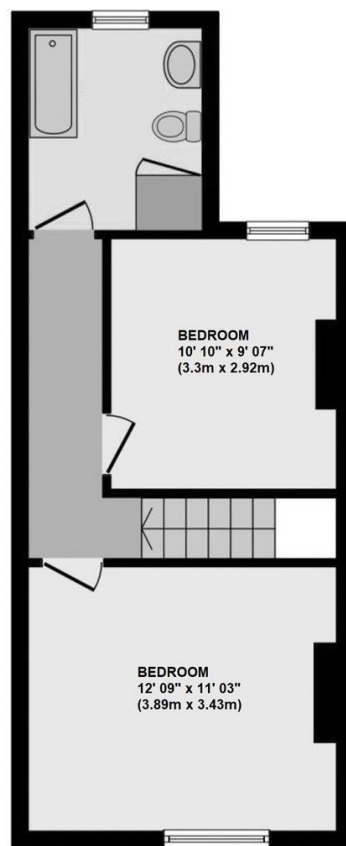
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED



**Ground Floor**



**First Floor**

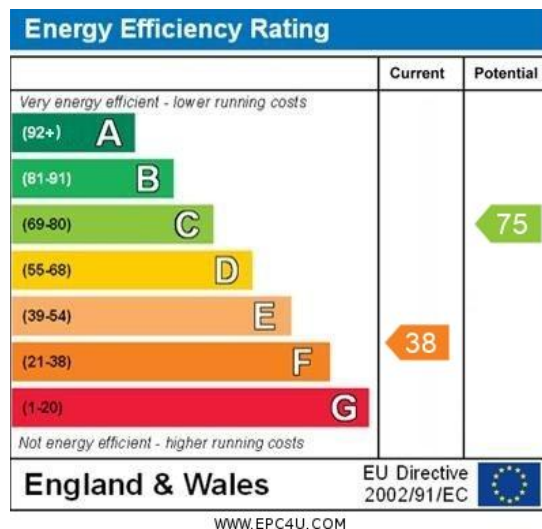
Total floor area 74.0 sq. m. (797 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale.



**Council Tax Band: C**

**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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