

THOMAS BROWN

ESTATES



27 Pinson Way, Orpington, BR5 4FL

Asking Price: £395,000

- 2 Double Bedroom Mid Terrace House
- Well Located for Local Schools & Shops
- Good Size Rear Garden
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom terrace property being offered to the market with no forward chain, that was constructed in 2012 and has been designed for the modern family, with all the benefits of a newer home such as being well insulated, solar panels and Megaflo system. The property comprises: spacious entrance hall, lounge/dining room with access to the rear garden, modern fitted kitchen and a WC large enough to convert into a shower room if required to the ground floor. The first floor is comprised of two double bedrooms (both with fitted wardrobes) and the family bathroom. Externally there is a good size south facing rear garden perfect for alfresco dining and entertaining and on street parking to the front. Pinson Way is well located for local schools, shops, bus routes, Orpington High Street, and Orpington & Chelsfield mainline stations. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Composite door to front, wood effect flooring, understairs cupboard, radiator.

LOUNGE/DINER

14' 03" x 12' 02" (4.34m x 3.71m) Double glazed French doors to rear, carpet, two radiators.

KITCHEN

10' 09" x 7' 05" (3.28m x 2.26m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to front, wood effect flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard housing mega flow system, carpet.

BEDROOM 1

12' 05" x 10' 09" (3.78m x 3.28m) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

BEDROOM 2

12' 04" x 8' 09" (3.76m x 2.67m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

42' 0" (12.8m) Patio area with rest laid to lawn, flowerbeds.

FRONT

Low maintenance front, on street parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

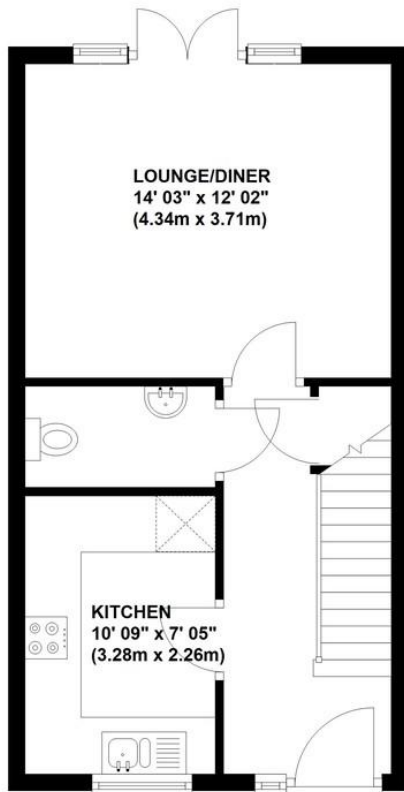
NO FORWARD CHAIN

ARMED



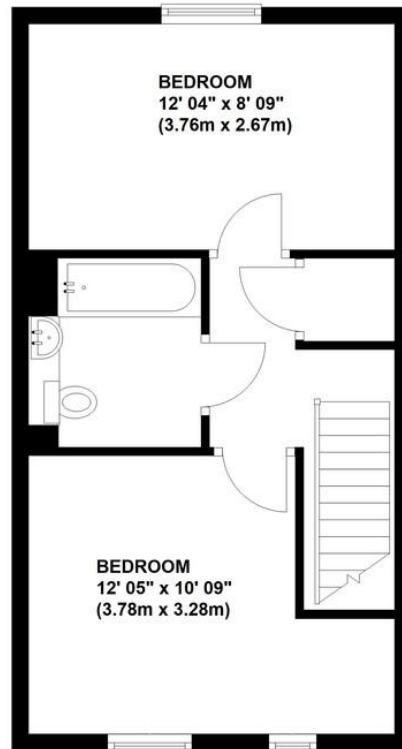
Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 73.3 sq. metres (789.4 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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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