

THOMAS BROWN

ESTATES



20 Mosyer Drive, Orpington, BR5 4PW

Offers IEO: £600,000

- 4 Bedroom, Extended Semi-Detached House
- Potential to Extend Further (STPP)
- 2 Reception Rooms, 2 Bathrooms
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended and deceptively spacious (1497sqft) four bedroom two bathroom semi-detached property with the added benefit of being offered to the market with no forward chain. The property offers a substantial floorspace already but does provide great scope to extend further STPP by converting the garage, reworking the covered lobby into a potential kitchen/diner or utility room and/or into the loft as many have done in the location. The accommodation on offer comprises: porch, entrance hall, lounge, 18'2 dining room with direct access to the rear garden, kitchen, WC and a large covered lobby area. To the first floor are four bedrooms, master with an en-suite shower room, and a family bathroom. Externally there is a rear garden mainly laid to lawn, garage to the side and a block paved drive for two vehicles to the front. Mosyer Drive is well located for local schools (including the ever sought after St. Olaves and Newstead Woods Grammar Schools), local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floorspace on offer.



ENTRANCE PORCH

Double glazed sliding door to front.

ENTRANCE HALL

Door to front, opaque panel to front, understairs storage, carpet, radiator.

LOUNGE

13' 05" x 11' 05" (4.09m x 3.48m) Double glazed window to front, carpet, radiator.

DINING ROOM

18' 02" x 11' 11" (5.54m x 3.63m) Opaque window to side, double glazed sliding doors to rear, carpet, two radiators.

KITCHEN

14' 04" x 8' 11" (4.37m x 2.72m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated gas hob, space for undercounter fridge, space for washing machine, space for dishwasher, larder cupboard, double glazed window to rear and side, vinyl flooring, radiator.

CLOAKROOM

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

COVERED LOBBY

14' 07" x 7' 11" (4.44m x 2.41m) Space for fridge/freezer, door to rear.

STAIRS TO FIRST FLOOR LANDING

Bespoke balustrade, carpet.

BEDROOM

11' 05" x 9' 08" (3.48m x 2.95m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle with shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.



BEDROOM

11' 01" x 10' 07" (3.38m x 3.23m) Fitted storage, double glazed window to rear, carpet, radiator.

BEDROOM

10' 03" x 7' 10" (3.12m x 2.39m) Double glazed window to front, carpet, radiator.

BEDROOM

10' 03" x 7' 06" (3.12m x 2.29m) Two double glazed windows to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, storage unit, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

REAR GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn, mature flowerbeds and shrubs.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, part laid to lawn.

GARAGE

17' 09" x 10' 04" (5.41m x 3.15m) Roller blind door, door to side, power and light.

DOUBLE GLAZING

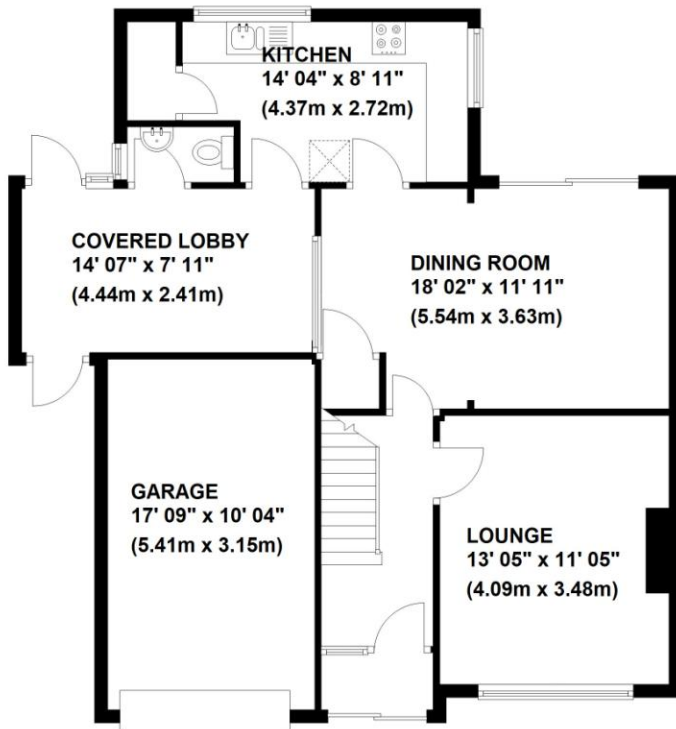
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



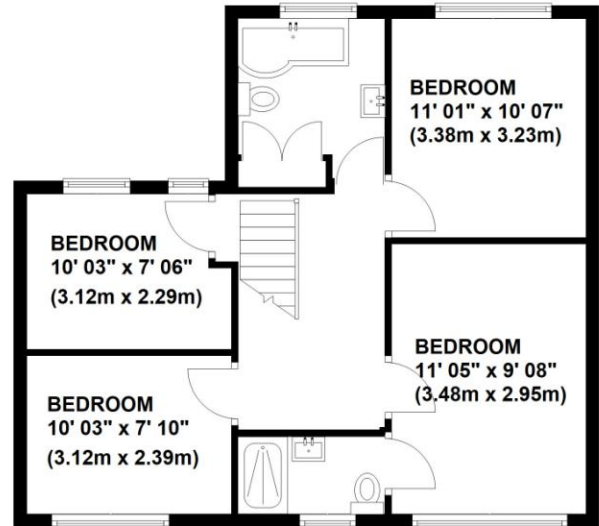
Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



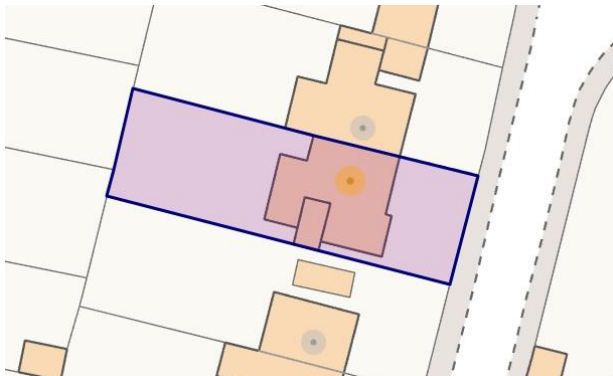
First Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



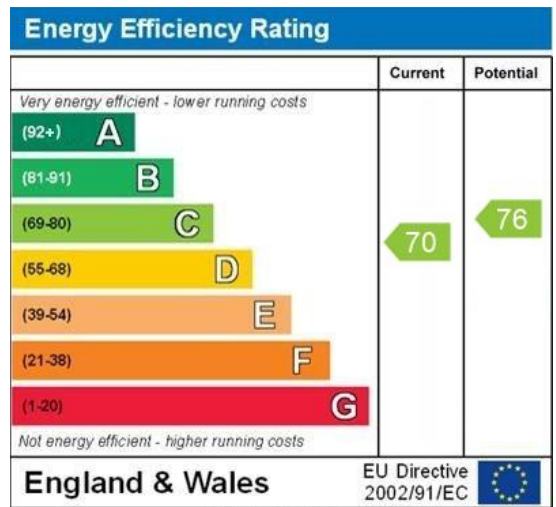
Total area: approx. 139.1 sq. metres (1497.4 sq. feet)

This plan is for illustration purpose only – not to scale



Council Tax Band: E

Tenure: Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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