

# THOMAS BROWN

ESTATES



**22 Whippendell Way, Orpington, BR5 3DF** **Asking Price: £465,000**

- 3 Bedroom Purpose Built Semi-Detached House
- Potential to Extend (STPP)
- Well Located for St. Mary Cray Station
- No Forward Chain, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this well presented, purpose built three bedroom semi-detached property boasting a large driveway, modern kitchen and is being offered to the market with no forward chain. Located within walking distance to St. Mary Cray Station and local shops the property boasts great potential to extend across the rear and/or convert the loft space if required STPP as many have done in the local area. The property comprises: entrance hall, lounge, a fantastic kitchen/diner, lobby area and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a rear garden perfect for entertaining and alfresco dining and off road parking for multiple cars to the front on the driveway and carport to the side. Whippendell Way is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed door to front, tiled flooring

#### ENTRANCE HALL

Door to front, laminate flooring, radiator.

#### LOUNGE

14' 06" x 12' 06" (4.42m x 3.81m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

17' 09" x 9' 09" (5.41m x 2.97m) Range of matching wall and base units with quartz worktops over, sink, integrated double oven, integrated gas hob with extractor over, integrated undercounter fridge, integrated washing machine, double glazed window to rear, tiled flooring, radiator.



#### LOBBY

Space for freezer, double glazed French door to rear, tiled flooring.

#### CLOAKROOM

Low level WC, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to rear, carpet to stairs, laminate flooring.

#### BEDROOM 1

13' 09" x 11' 07" (4.19m x 3.53m) Fitted wardrobe, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

13' 09" x 9' 02" (4.19m x 2.79m) Fitted wardrobe, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 3

8' 07" x 7' 11" (2.62m x 2.41m) Built in wardrobe, double glazed window to rear, exposed floorboards, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

55' 0" x 32' 0" (16.76m x 9.75m) Patio area with rest laid to lawn, mature flowerbeds.

#### FRONT

Drive, carport to side, flowerbeds.

#### DOUBLE GLAZING

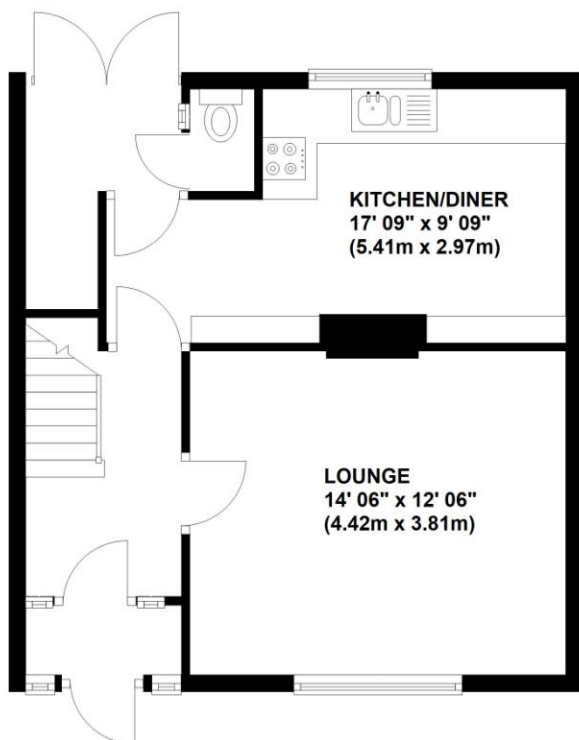
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



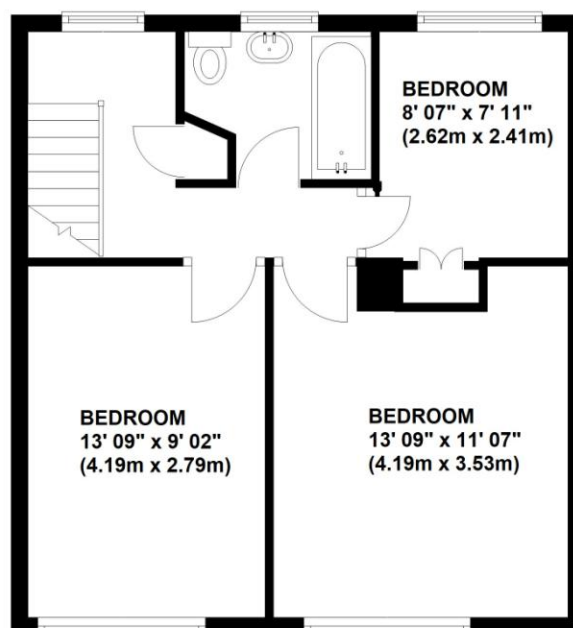
## Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



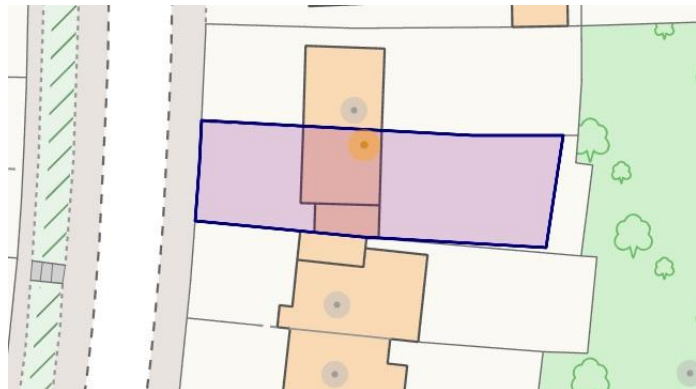
## First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)

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



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Council Tax Band: D**

**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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