

THOMAS BROWN

ESTATES

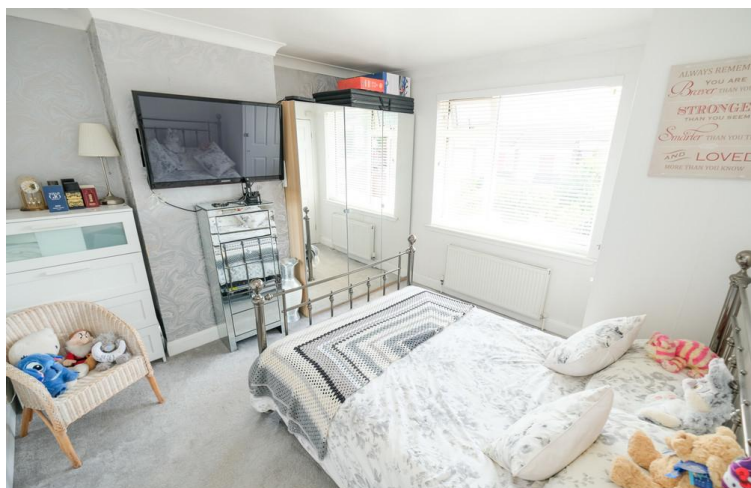
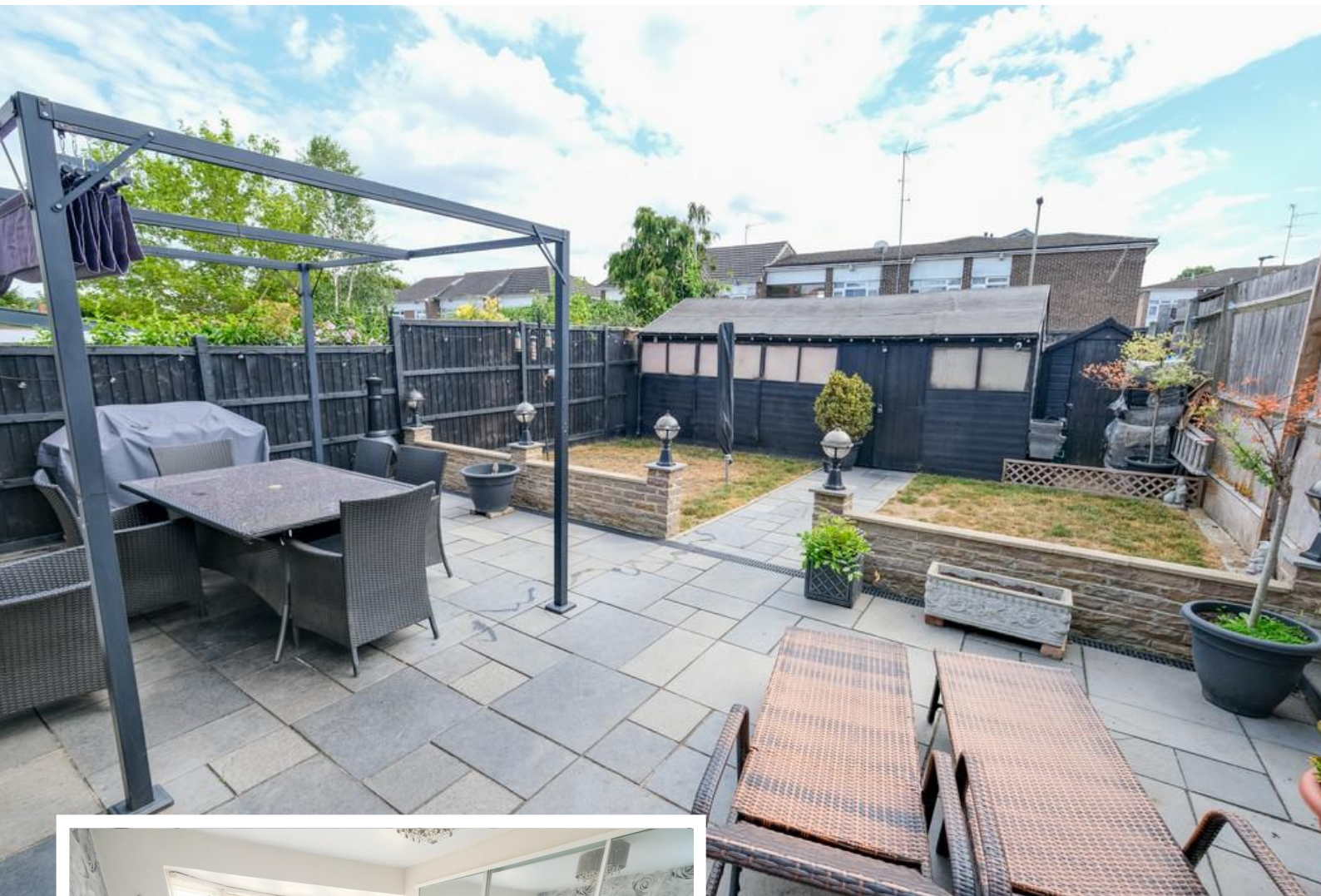


37 Pleasance Road, Orpington, BR5 3AR

Asking Price: £535,000

- Bay Fronted 3 Bedroom Semi-Detached House
- Potential to Convert the Loft Space (STPP)
- 2 Reception Rooms, Rear Extended
- No Forward Chain, Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this well presented, bay fronted three bedroom semi-detached property boasting a fantastic rear extension, located in a quiet sought after road within walking distance to St. Mary Cray Station (excellent links to London Victoria, Blackfriars and the Kent coast) and Nugent Shopping Centre (both within 10-20 minute walk away). The accommodation on offer comprises: entrance porch and hall, lounge, dining room, modern kitchen and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom with separate bath and shower. Externally there is a landscaped low maintenance rear garden perfect for alfresco dining and entertaining and a block paved drive to the front. Please note there is potential to convert the loft space as many have done in the local area STPP. Pleasance Road 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 to fully appreciate the quality of specification and location on offer.



ENTRANCE PORCH

Double glazed composite door to side, double glazed window to front, carpet.

ENTRANCE HALL

Double glazed opaque composite door to front, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 06" (3.94m x 3.81m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

11' 08" x 11' 05" (3.56m x 3.48m) Double glazed French doors to kitchen/breakfast room, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

17' 10" x 16' 02" (5.44m x 4.93m) (measured at maximum) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated double oven, integrated 5 ring gas hob, extractor hood, integrated washing machine, integrated dishwasher, integrated tumble dryer, space for American fridge/freezer, central island/breakfast bar, tiled splashback, double glazed French door and double glazed door to rear, laminate flooring, two radiators.

CLOAKROOM

Low level WC, wash hand basin, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

13' 04" x 8' 07" (4.06m x 2.62m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 08" x 11' 07" (3.56m x 3.53m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 06" x 6' 11" (2.29m x 2.11m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

27' 0" x 25' 0" (8.23m x 7.62m) (measured to workshop) Patio area with rest laid to lawn, large workshop, side access.

OFF STREET PARKING

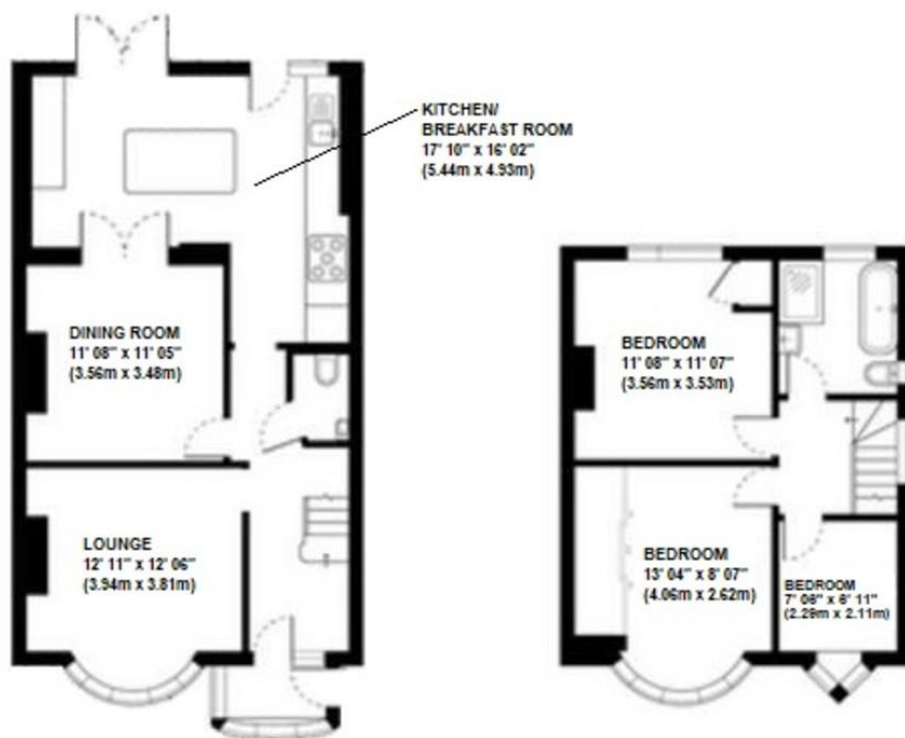
Block paved drive.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

PLEASE NOTE: THE KITCHEN PHOTOS HAVE BEEN MODIFIED FOR PURPOSES OF MARKETING





This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (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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