

# THOMAS BROWN

ESTATES



**17 Hyde Drive, St. Pauls Cray, BR5 2PJ**

**Asking Price: £399,950**

- 2 Double Bedroom Semi-Detached House
- Short Walk to St. Mary Cray Station
- Off Street Parking
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached property being offered to the market with no forward chain, boasting a short walk to St. Mary Cray Station, Nugent Shopping Centre and parking for two vehicles. The property comprises: entrance hallway, spacious living/dining room with access to the rear garden and fitted kitchen to the ground floor. To the first floor there is a landing area giving access to two double bedrooms and a shower room. Externally, there is a low maintenance garden perfect for alfresco dining and entertaining, and a drive for two vehicles. The property is very well located for St. Mary Cray mainline station, bus routes, local shops and schools. Please note the property does require modernisation in places and this is reflected in the asking price. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view.





#### ENTRANCE HALL

Door to front, wood effect flooring, radiator.

#### LOUNGE/DINER

17' 07" x 11' 09" (5.36m x 3.58m) Double glazed sliding door to rear, wood effect flooring, two radiators.

#### KITCHEN

9' 09" x 5' 11" (2.97m x 1.8m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, extractor fan, space for fridge/freezer, space for washing machine, double glazed window to front, wood effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

11' 10" x 11' 09" (3.61m x 3.58m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 2

11' 08" x 9' 03" (3.56m x 2.82m) Double glazed window to front, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin, walk-in shower cubicle, double glazed opaque window to side, part tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

35' 0" x 21' 0" (10.67m x 6.4m) Covered patio, artificial lawn, two sheds, side access.



#### FRONT

Low maintenance, covered entrance, drive with space for two vehicles.

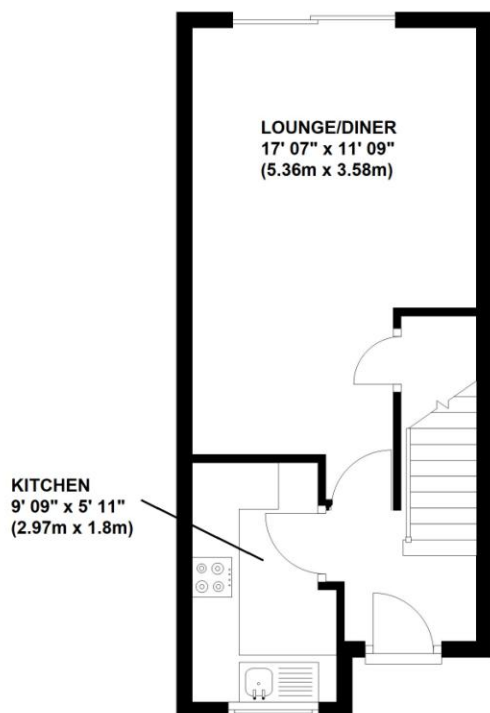
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

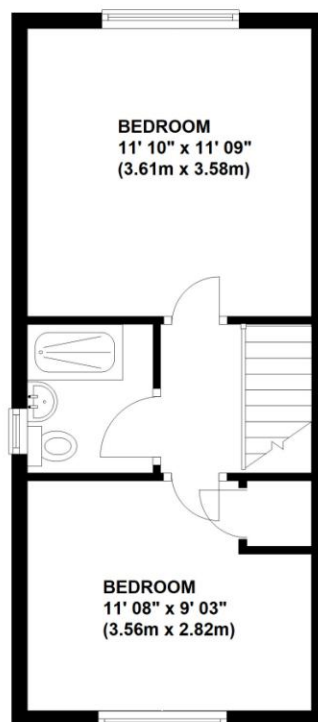
## Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



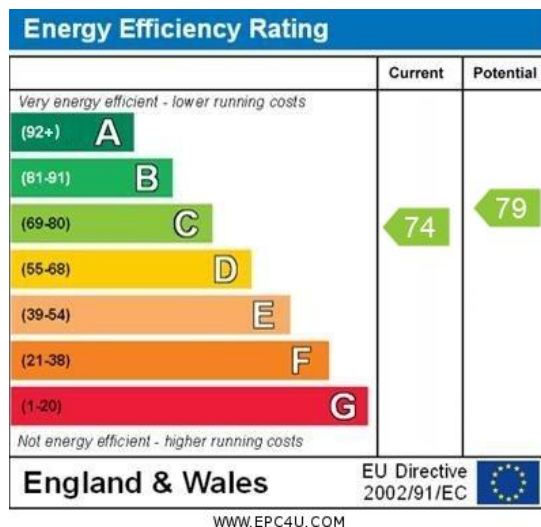
Total area: approx. 59.9 sq. metres (644.5 sq. feet)

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



**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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