

THOMAS BROWN

ESTATES

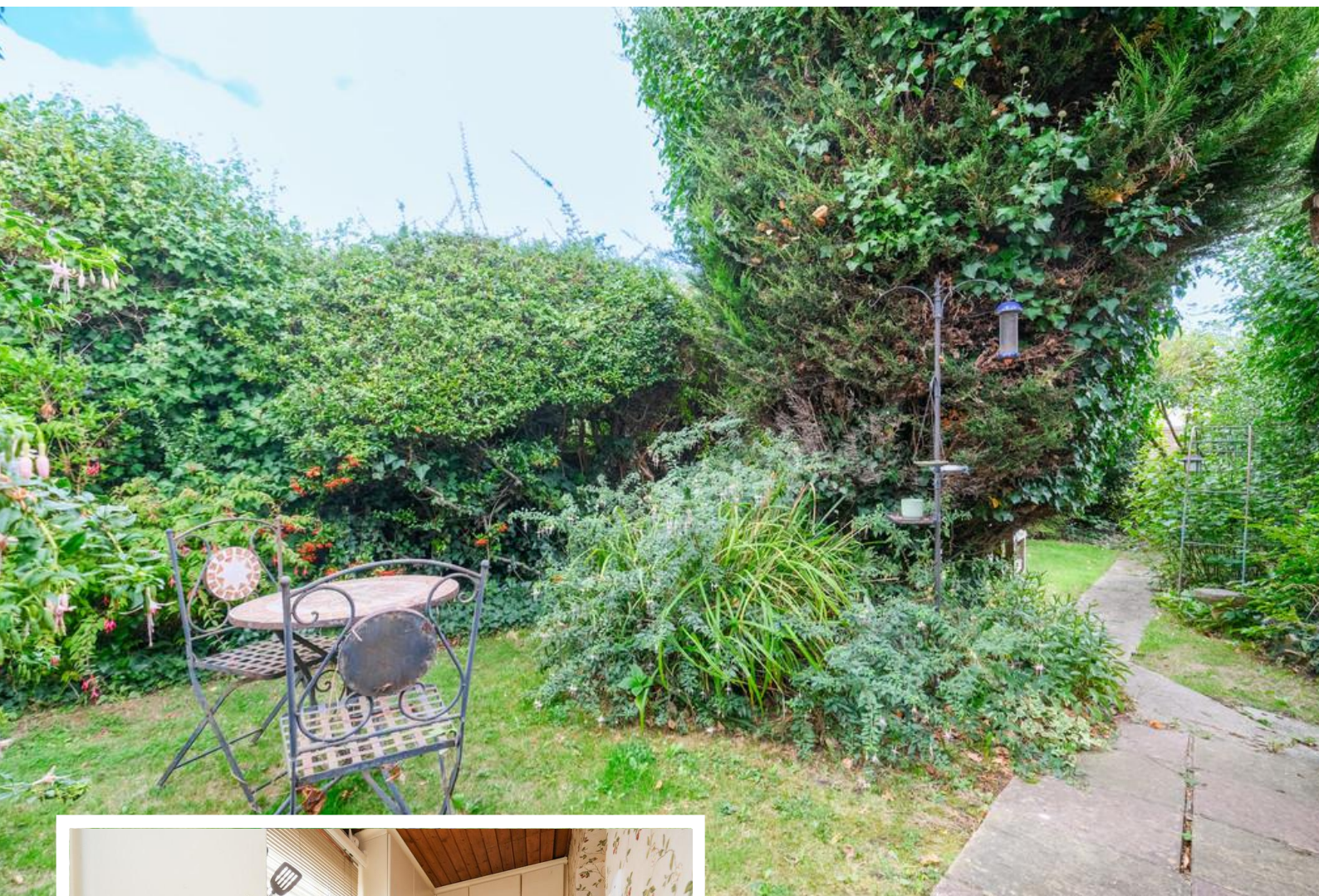


3 Austin Road, Orpington, BR5 2BT

Asking Price: £395,000

- 2 Double Bedroom Semi-Detached House
- Well Located for Shops & Station
- 2 Reception Rooms
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached property (1012 sqft), being offered to the market with no forward chain and boasting fantastic potential to extend further (STPP), located within walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a shower room. Externally there is a well presented mature rear garden mainly laid to lawn with a large workshop, garage to the side and a driveway to the front. STPP the property has great potential to extend across the rear, convert the garage or extend above and/or the loft space if required as many have done in the location. Please note the property does require modernisation throughout and this has been reflected in the asking price. Austin Road is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



FRONT

Driveway and part laid to lawn with mature shrubs.

ENTRANCE HALL

Door to front, solid wood floor, radiator.

LOUNGE

13' 7" x 12' 1" (4.14m x 3.68m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to rear, understairs cupboard, carpet, radiator.

KITCHEN

8' 7" x 4' 3" (2.62m x 1.3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, double glazed window to side, vinyl flooring, radiator.

UTILITY/LEAN-TO

9' 5" x 4' 4" (2.87m x 1.32m) Space for fridge/freezer, space for washing machine, space for tumble dryer, door to side, glass panels to side and rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 8" x 12' 0" (4.17m x 3.66m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 11" x 8' 10" (3.63m x 2.69m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

SHOWER ROOM

Wet room style, low level WC, wash hand basin, shower, double glazed opaque window to side, opaque panel to front, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

62' 0" (18.9m) Laid to lawn with mature shrubs, workshop.

GARAGE

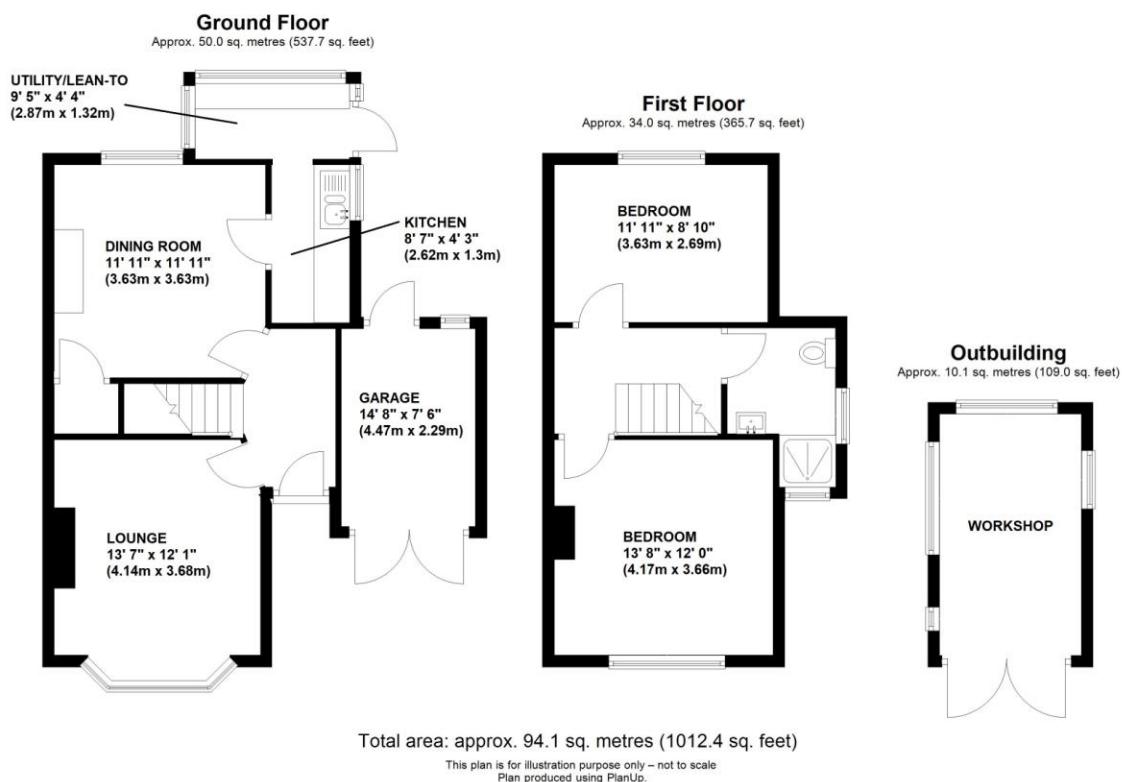
14' 8" x 7' 6" (4.47m x 2.29m) Power and light, door to front, door to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

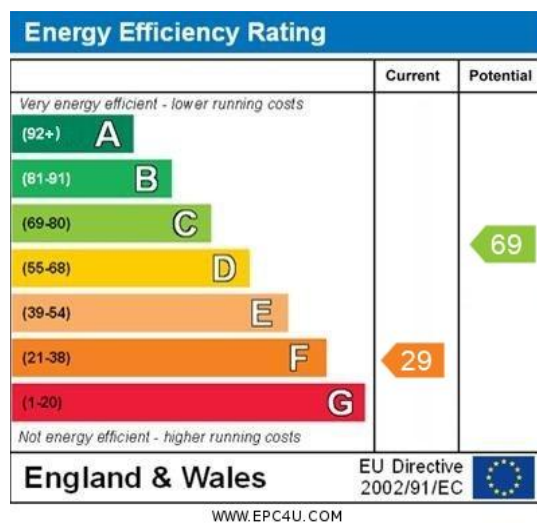
NO FORWARD CHAIN





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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