

THOMAS BROWN

ESTATES



38 Northfield Avenue, Orpington, BR5 4JQ

Asking Price: £435,000

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Potential to Extend (STPP)

- Garage & Off Street Parking
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow being offered to the market with no forward chain, boasting a garage with additional parking to the rear and a 'side plot' ideal for extending STPP. The accommodation on offer comprises: entrance porch and hallway, lounge/dining room, kitchen, shower room and two bedrooms (both with fitted wardrobes). Externally there is a private rear garden, driveway to the front and rear, garage and a detached utility room which could easily be converted into a home office/gym. STPP there is fantastic potential to extend to the side and/or into the loft space if required. Northfield Avenue is well located for local schools, Orpington High Street, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed French doors to side, double glazed opaque window to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque door, carpet, radiator.

LOUNGE/DINER

19' 03" x 11' 0" (5.87m x 3.35m) Double glazed window to rear, carpet, radiator.

KITCHEN

11' 03" x 7' 06" (3.43m x 2.29m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker, space for fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, vinyl flooring, radiator.



UTILITY ROOM

11' 06" x 10' 0" (3.51m x 3.05m) Potential to make home office.

BEDROOM 1

13' 02" x 11' 0" (4.01m x 3.35m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

9' 0" x 7' 06" (2.74m x 2.29m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.



SHOWER ROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

40' 0" x 30' 0" (12.19m x 9.14m) Laid to lawn, mature flowerbeds, access to side and rear.



FRONT

Drive, laid to lawn, mature shrubs.

GARAGE

16' 04" x 8' 04" (4.98m x 2.54m) Up and over door to front, opaque window and door to side, power and light, parking to front.

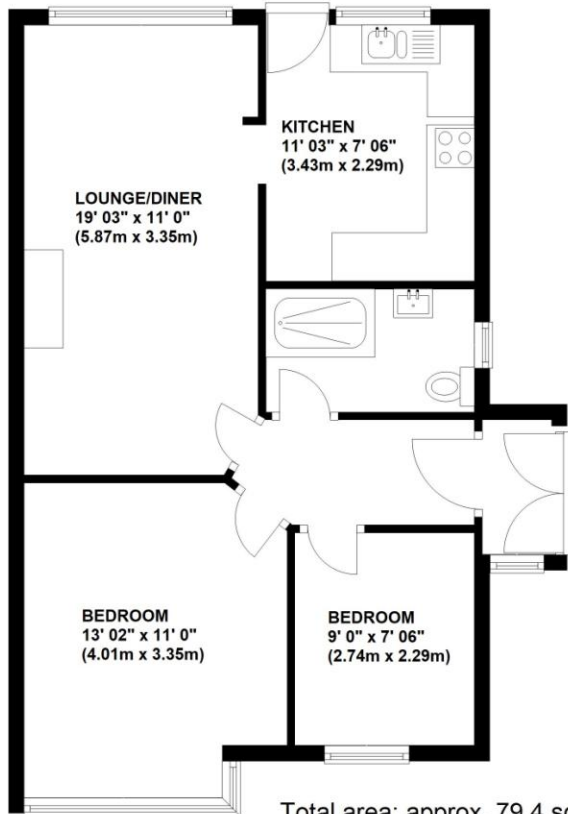
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)

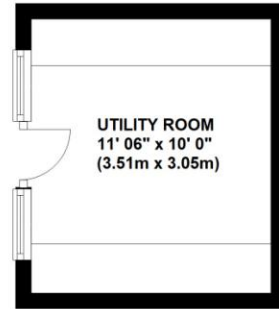


Total area: approx. 79.4 sq. metres (854.3 sq. feet)

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

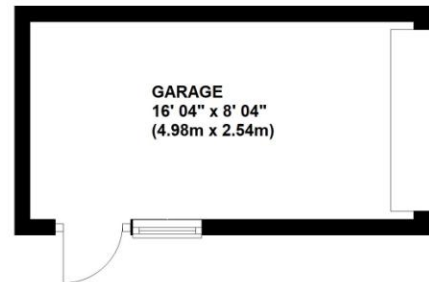
Outbuilding

Approx. 10.8 sq. metres (116.0 sq. feet)



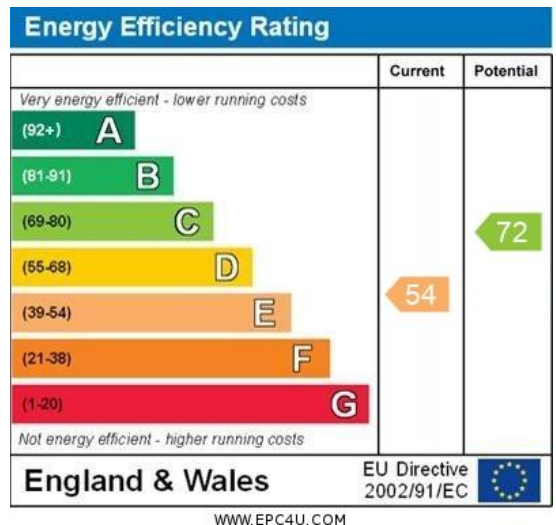
Outbuilding

Approx. 12.5 sq. metres (134.5 sq. feet)



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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