

THOMAS BROWN

ESTATES

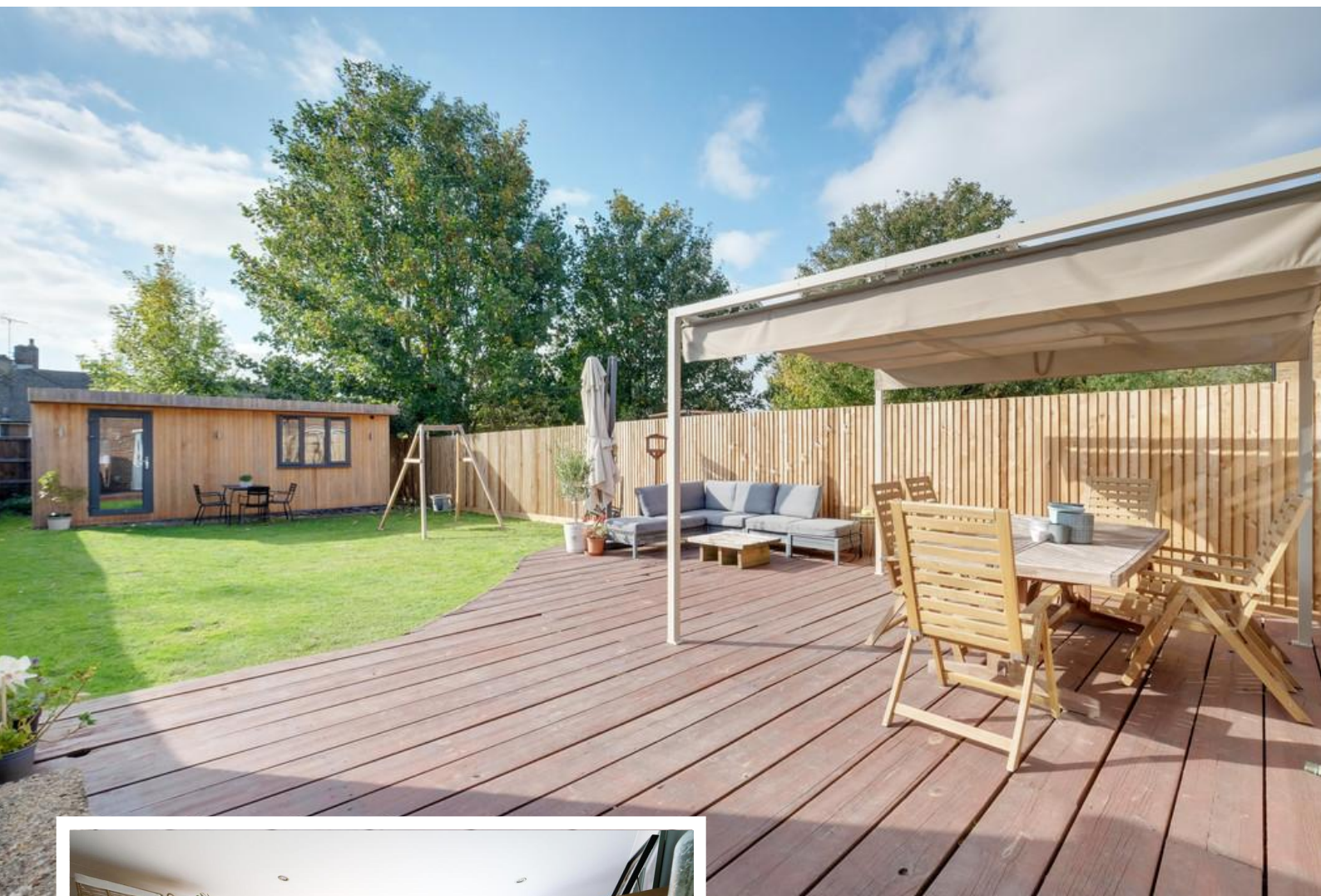


78 Crockenhill Road, Orpington, BR5 4DF

Asking Price: £450,000

- 3 Bedroom Semi-Detached House
- Close to St. Mary Cray Station & Nugent Centre
- Fantastic Potential to Extend (STPP)
- 19'4 Modern Kitchen/Diner





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property boasting semi-rural views to the front yet set within a popular residential location in Orpington within walking distance to many local amenities including Nugent Shopping Centre and St. Mary Cray Station. The property comprises: entrance porch and hallway, lounge and a 19'4 modern kitchen/diner that spans the rear of the property to the ground floor. To the first floor there is a landing providing access to three bedrooms (two being good size doubles) and a modern family bathroom. Externally there is a good size rear garden mainly laid to lawn with a sizeable, decked area perfect for alfresco dining and entertaining, a garden room to the rear of the garden, and on road parking to the front. STPP there is fantastic potential to extend across the rear and/or into the loft space as many properties have done in the local area. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the layout and floor space this property has to offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door and panels to front, double glazed window to side, tiled flooring (under the rug).

ENTRANCE HALL

Double glazed opaque door to front, double glazed window to side, understairs storage cupboard, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 02" (3.94m x 3.71m) Feature fireplace, double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

19' 04" x 9' 10" (5.89m x 3m) Range of matching wall and base units with worktops over, one and a half ceramic sink and drainer, Range style cooker to stay, extractor hood, fridge/freezer, integrated dishwasher, integrated microwave, integrated washing machine, two double glazed windows to rear, double glazed door to rear, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, loft access.

BEDROOM 1

12' 02" x 11' 01" (3.71m x 3.38m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 01" x 10' 0" (3.38m x 3.05m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath and shower over, opaque double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

SOUTH-WEST FACING GARDEN

68' 0" (20.73m) Decked area with rest laid to lawn, garden room, brick sheds, side entrance.

GARDEN ROOM

19' 0" x 10' 09" (5.79m x 3.28m) Insulated, double glazed door, double glazed window, power and light, plastered walls and ceiling, laminate flooring, underfloor heating, internet (wired) access.

FRONT

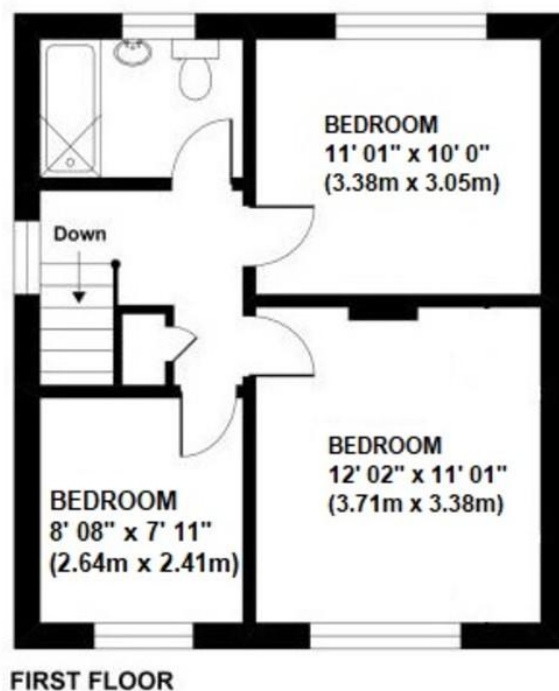
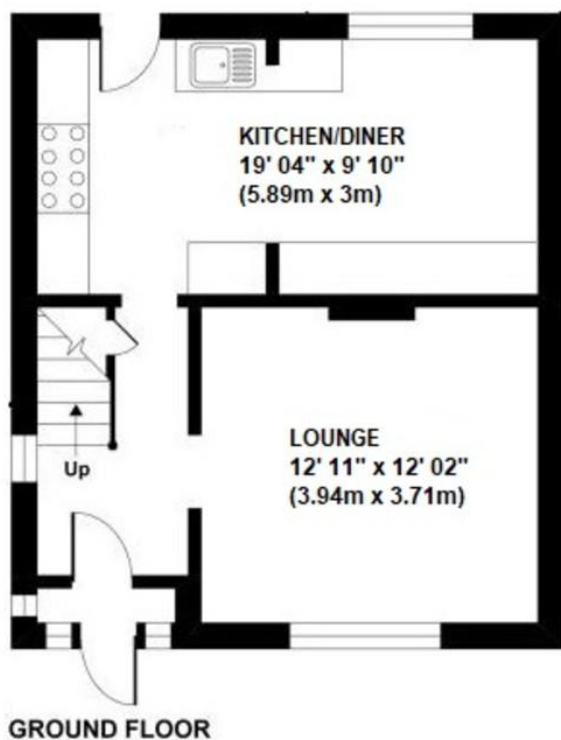
Mainly laid to lawn, on road parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

VERY GOOD CONDITION THROUGHOUT



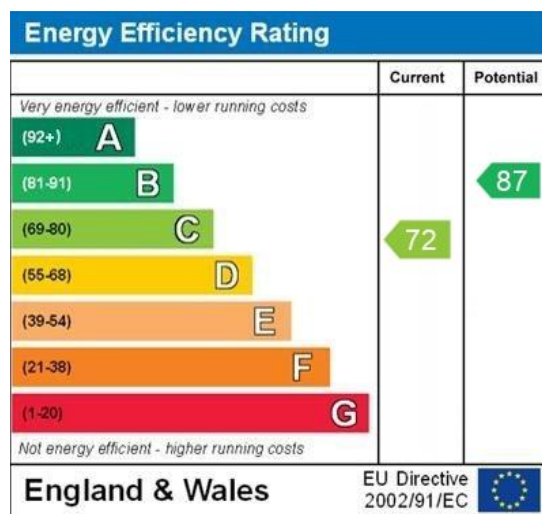


This plan is for illustration purpose only - not to scale



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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