

THOMAS BROWN

ESTATES



161 Poverest Road, Orpington, BR5 2DY

Asking Price: £595,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Local Shops & Stations
- Open Plan 22'01x21'02 Kitchen/Dining/Family Room
- Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented double storey side and single storey rear extended, three double bedroom two bathroom semi-detached property that must be viewed to fully appreciate the quality of specification and location on offer. The property is 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, a fantastic open plan 22'01x21'02 kitchen/dining/family room with direct access to the rear garden, study and a shower room to the ground floor. To the first floor are three double bedrooms and the family bathroom. Externally there is a well presented rear garden with a decked area perfect for entertaining and alfresco dining and a block paved drive to the front. Poverest 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 and accommodation on offer.



ENTRANCE HALL

Composite door to front, double glazed window to side, wood flooring, radiator.

LOUNGE

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

KITCHEN/DINER/FAMILY ROOM

22' 01" x 21' 02" (6.73m x 6.45m) (measured at maximum) Range of matching wall and base units with Quartz worktops over, sink and drainer, integrated double oven, integrated gas hob, extractor hood, integrated dishwasher, space for American fridge/freezer, space for washing machine, central island, understairs cupboard, double glazed window to rear, two Velux windows, bi-folding doors to rear, wood flooring, two radiators.



STUDY

8' 05" x 8' 02" (2.57m x 2.49m) Double glazed window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to front, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 0" x 10' 11" (3.96m x 3.33m) Double glazed window to front, carpet, radiator.



BEDROOM 2

13' 11" x 7' 06" (4.24m x 2.29m) Double glazed window to front, carpet, radiator.

BEDROOM 3

15' 0" x 6' 08" (4.57m x 2.03m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

60' 0" (18.29m) Decked area with rest laid to lawn.

OFF STREET PARKING

Drive.

DOUBLE GLAZING

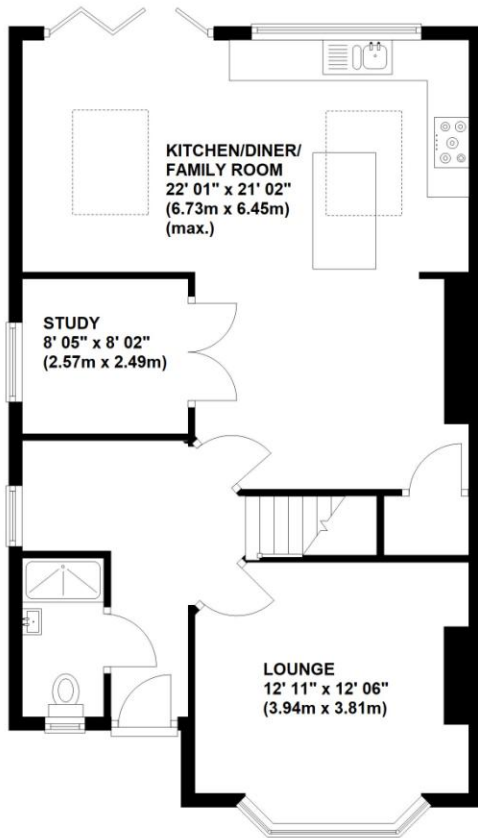
CENTRAL HEATING SYSTEM

ALARMED



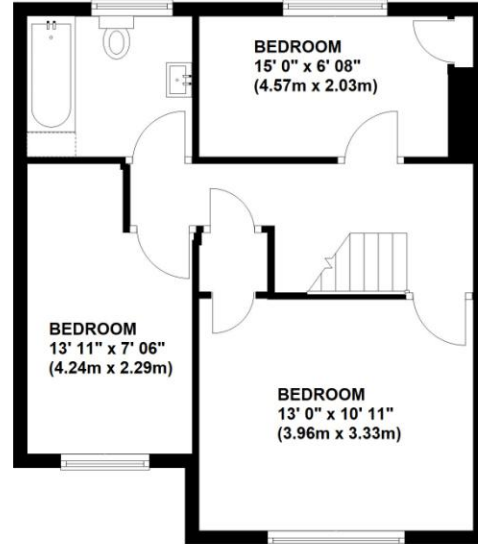
Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 113.9 sq. metres (1226.4 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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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