

THOMAS BROWN

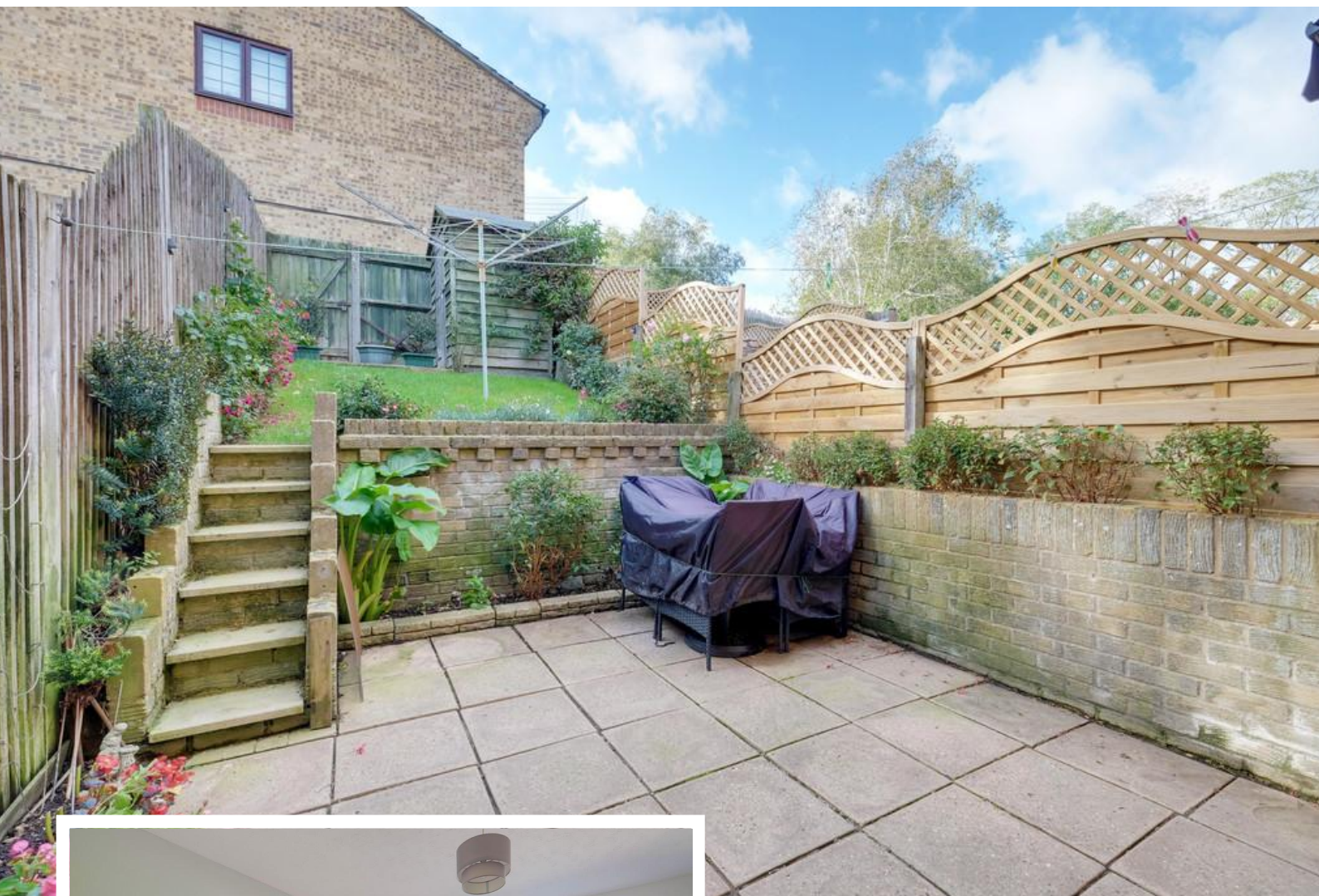
ESTATES



49a Petersham Drive, Orpington BR5 2QE **Asking Price: £365,000**

- 2 Double Bedroom Mid Terrace House
- Views to Front Over Local Playing Fields
- Well Located for St. Mary Cray & Local Shops
- Well Presented, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well presented two double bedroom terrace property situated within easy walking distance to St. Mary Cray Station, Nugent Shopping Centre and views to the front over local playing fields. The accommodation on offer comprises; entrance hall, kitchen and lounge/dining room with direct access to the rear garden. To the first floor is a landing providing access to two double bedrooms and a family bathroom. Externally is a well presented rear garden perfect for alfresco dining and entertaining and a driveway to the front. Petersham Drive is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of specification and location on offer.



ENTRANCE HALL

Composite door to front, storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

17' 03" x 11' 07" (5.26m x 3.53m) Double glazed French doors and double glazed window to rear, carpet, two radiators.

KITCHEN

10' 06" x 5' 06" (3.2m x 1.68m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for slimline dishwasher, double glazed window to front, laminate flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

10' 09" x 9' 06" (3.28m x 2.9m) Fitted wardrobes, built in storage, double glazed window to front, laminate flooring, radiator.

BEDROOM 2

11' 0" x 8' 05" (3.35m x 2.57m) Fitted wardrobes and vanity unit, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

33' 0" (10.06m) Patio area with rest laid to lawn, mature flowerbeds, shed, rear access.

FRONT

Drive, lawn, covered entrance.

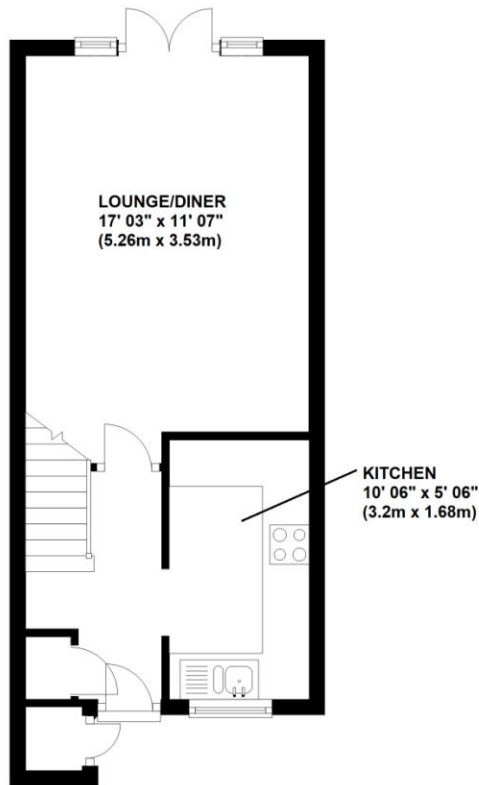
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



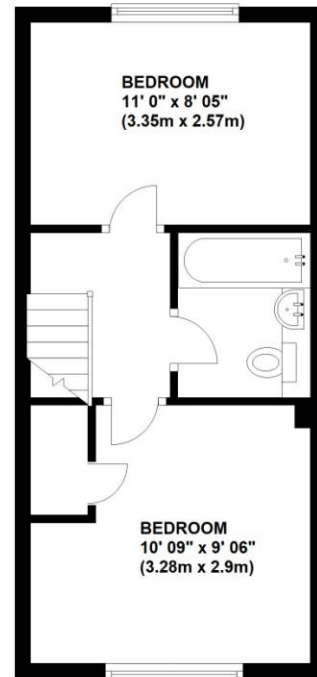
Ground Floor

Approx. 30.2 sq. metres (325.4 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



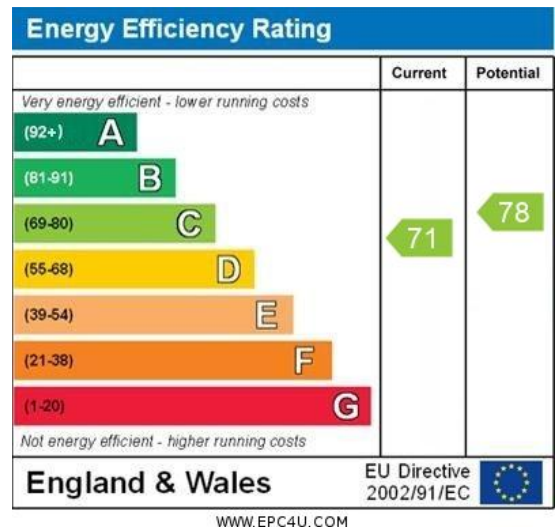
Total area: approx. 59.3 sq. metres (638.2 sq. feet)

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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