

# THOMAS BROWN

## ESTATES



**74 Chorley Wood Crescent, Orpington, BR5 2SQ Asking Price: £450,000**

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & Schools
- Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this spacious (purpose built) three-bedroom semi-detached home, quietly positioned and offered to the market with no forward chain. The property boasts excellent potential to extend (STPP) and represents a fantastic opportunity for buyers looking to modernise and add value.

The accommodation comprises an entrance hall, a generous lounge, a fitted kitchen/diner, lobby/utility room, and a ground floor WC. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a good sized rear garden, a garage (for storage purposes only), and off-street parking.

While the property has been externally rendered, boasts an air source heat pump and fitted with solar panels, it does require internal redecoration and modernisation in places, offering buyers the chance to create a home to their own taste.

Ideally located on Chorley Wood Crescent, the property is within easy reach of St. Mary Cray Station, well-regarded local schools, shops, bus routes, and nearby parks and National Trust land.

Internal viewing is highly recommended. Please contact Thomas Brown Estates in Orpington to arrange a viewing.



#### ENTRANCE HALL

Opaque composite door to front, parquet flooring, radiator.



#### LOBBY

Double glazed door to rear, understairs storage cupboard.

#### CLOAKROOM

Low level WC, wash hand basin.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to rear, carpet, radiator.

#### BEDROOM 1

13' 08" x 11' 06" (4.17m x 3.51m) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 08" x 9' 0" (4.17m x 2.74m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 08" x 7' 09" (2.64m x 2.36m) Built in wardrobes, double glazed opaque window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

72' 0" (21.95m) Patio area with rest laid to lawn, side access.

#### FRONT

Drive, laid to lawn.

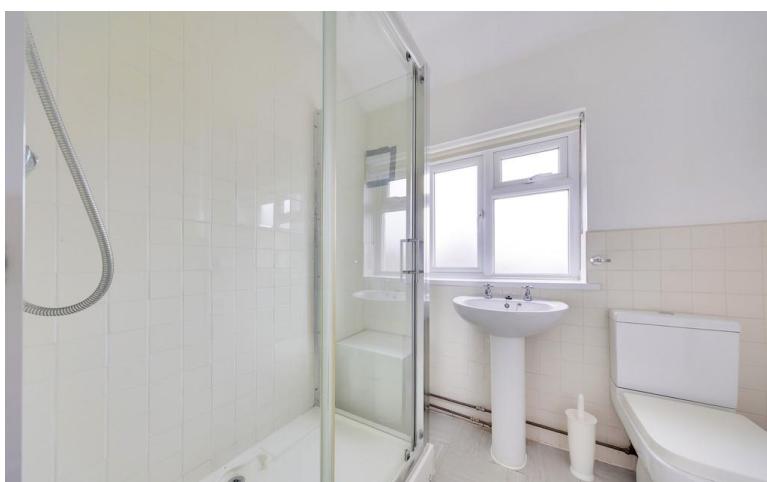
#### GARAGE (STORAGE ONLY)

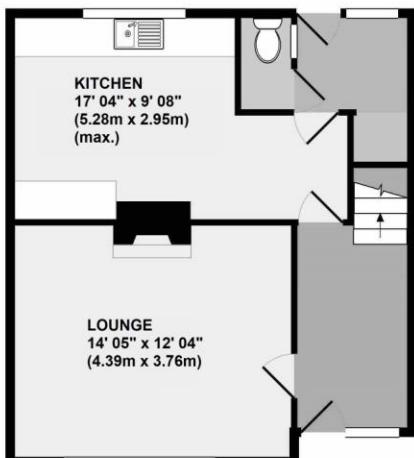
17' 0" x 9' 03" (5.18m x 2.82m) Door to front and side, window to side, power and light.

#### DOUBLE GLAZING

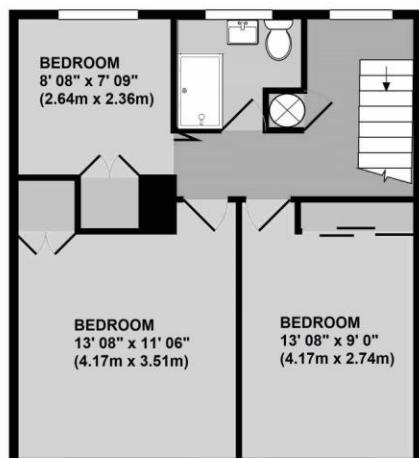
#### NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.

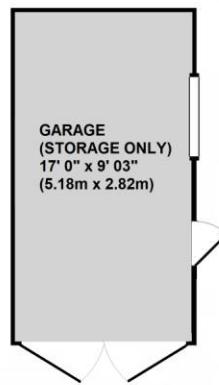




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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