

# THOMAS BROWN

ESTATES



**116 Sevenoaks Way, Orpington, BR5 3AE**

**Asking Price: £435,000**

- 3 Bedroom Bay Fronted Semi-Detached House
- Well Located for Local Amenities and St. Mary Cray Station
- 2 Reception Rooms
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom, bay fronted semi-detached home, set back from the road and ideally located within walking distance of local amenities and St. Mary Cray mainline station.

Offered to the market with no forward chain, the property requires full modernisation throughout, which has been realistically reflected in the asking price. Internally, the accommodation comprises an entrance hall, lounge, dining room and kitchen to the ground floor. The first floor offers three bedrooms (two being doubles) and a family bathroom.

Externally, the property benefits from a 65' rear garden, with on-road parking to the front. Subject to the necessary planning permissions, there is excellent potential to extend to the rear and/or into the loft space, as many neighbouring properties have successfully done.

Sevenoaks Way is conveniently positioned for well-regarded local schools, shops, bus routes, and St. Mary Cray station, providing excellent transport links.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.





#### ENTRANCE HALL

Double glazed opaque door to front, understairs storage cupboard, exposed floorboards, radiator.

#### LOUNGE

12' 07" x 11' 01" (3.84m x 3.38m) Double glazed bay window to front, exposed floorboards, radiator.

#### DINING ROOM

11' 01" x 10' 07" (3.38m x 3.23m) Double glazed door and double glazed windows to rear, exposed floorboards, two radiators.

#### KITCHEN

10' 07" x 5' 11" (3.23m x 1.8m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, double glazed window to rear, double glazed door to side, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, exposed floorboards.

#### BEDROOM

13' 04" x 10' 07" (4.06m x 3.23m) Double glazed bay window to front, exposed floorboards, radiator.

#### BEDROOM

11' 02" x 10' 08" (3.4m x 3.25m) Double glazed window to rear, exposed floorboards, radiator.

#### BEDROOM

7' 04" x 5' 11" (2.24m x 1.8m) Double glazed window to front, exposed floorboards, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

65' 0" (19.81m)

#### FRONT GARDEN

Lawn, mature hedges.

#### ON ROAD PARKING

#### DOUBLE GLAZING

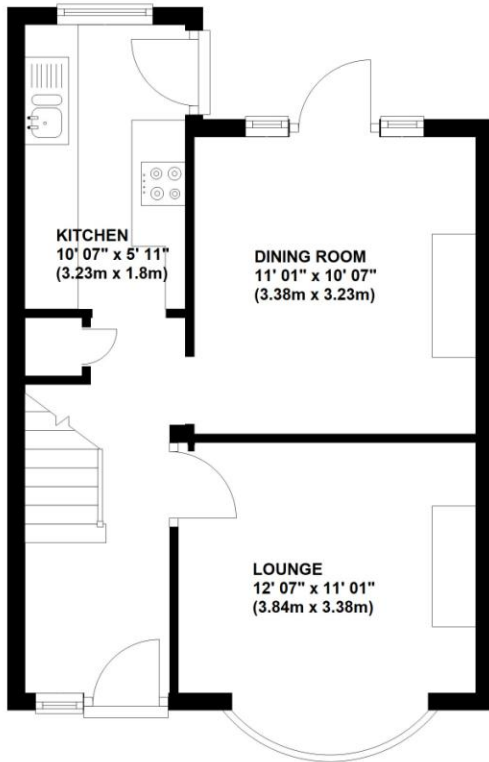
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



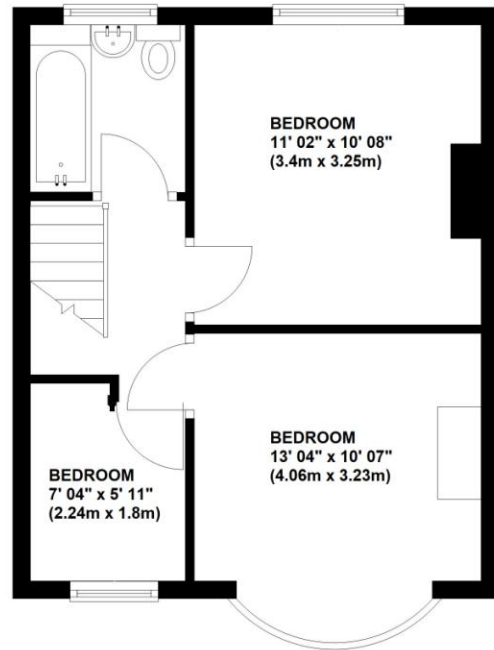
## Ground Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



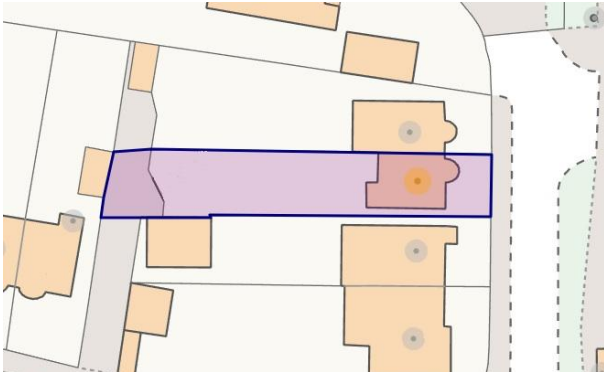
## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

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



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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