

THOMAS BROWN

ESTATES



10 Whippendell Way, Orpington, BR5 3DF

Asking Price: £415,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, ideally situated within walking distance of St. Mary Cray railway station and local shops, and offered to the market with the added benefit of no forward chain.

This home presents fantastic potential to extend across the rear and/or convert the loft space (STPP), as many neighbouring properties have successfully done.

The accommodation comprises an entrance porch and hallway, a bright lounge, spacious kitchen/dinerspanning the rear of the property, along with a lobby providing access to the rear garden. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally the property features a generous rear garden, mainly laid to lawn, complemented by a substantial patio area - perfect for entertaining and alfresco dining. To the front there is ample on road parking, with further potential (STPP) to create a private driveway.

Whippendell Way is conveniently located for local schools, shops, bus routes, and St. Mary Cray mainline station, offering excellent transport links. Please contact Thomas Brown Estates in Orpington to arrange your viewing.



ENTRANCE PORCH

Double glazed door to side, double glazed opaque window to front, carpet.

ENTRANCE HALL

Opaque door to front, carpet, radiator.

LOUNGE

15' 02" x 11' 02" (4.62m x 3.4m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

18' 07" x 8' 04" (5.66m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, understairs cupboard, double glazed window to rear, double glazed door to rear, tiled flooring, radiator.



LOBBY

Double glazed window to rear, double glazed door to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

10' 09" x 9' 0" (3.28m x 2.74m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

9' 10" x 8' 05" (3m x 2.57m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.



BEDROOM 3

10' 09" x 7' 01" (3.28m x 2.16m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to rear, tiled walls, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

46' 0" x 32' 0" (14.02m x 9.75m) Patio area with rest laid to lawn, side access.

FRONT

Laid to lawn, ability to create a drive STPP.

DOUBLE GLAZING

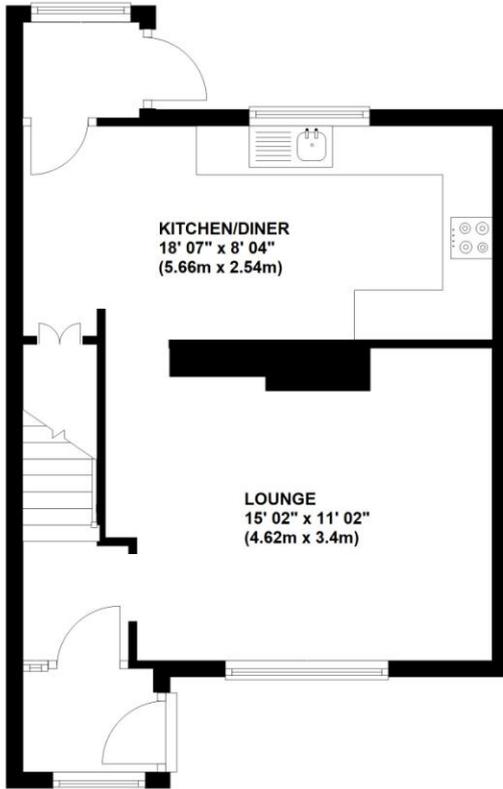
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



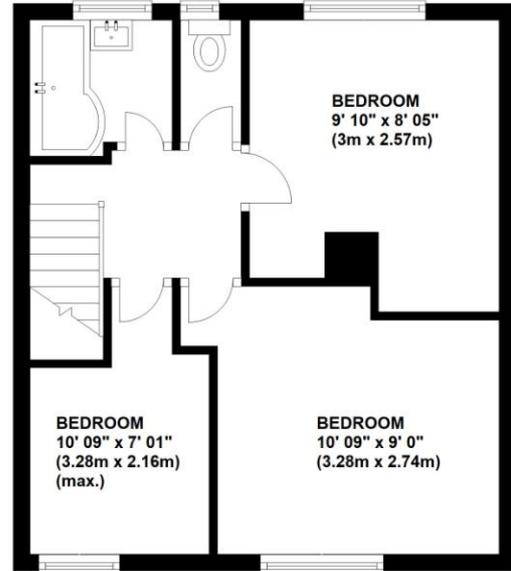
Ground Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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	
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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