

THOMAS BROWN

ESTATES



6 Nicolson Road, Orpington, BR5 4EH

Asking Price: £530,000

- 3/4 Bedroom Semi-Detached House
- 22'10 Open Plan, Dual Aspect Lounge/Diner
- Highly Sought after Mungo Park Way Development
- Well Located for Local Schools & Shops





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and immaculately maintained three/four bedroom semi-detached home, ideally situated on the highly sought after Mungo Park Way development in Orpington.

This impressive property offers well planned and versatile accommodation throughout. The ground floor comprises an extended entrance hall leading to a superb 22'10" open plan, dual aspect lounge/dining room with sliding doors opening onto the rear garden - creating a wonderful space for both relaxing and entertaining. There is a modern fitted kitchen, a fourth bedroom/second reception room offering flexible living options, and a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms and a larger than average family bathroom, all presented to a high standard.

Externally, the property benefits from a well maintained rear garden featuring multiple seating areas, ideal for alfresco dining and outdoor gatherings. To the front, there is a private driveway providing off street parking for two vehicles.

Nicolson Road is perfectly positioned for local schools, shops, bus routes, and St. Mary Cray Station, making it ideal for families and commuters alike.

Early viewing is highly recommended to fully appreciate the quality of specification and generous floor space on offer. Please contact Thomas Brown Estates to arrange your appointment.



ENTRANCE HALL

11' 03" x 5' 03" (3.43m x 1.6m) Double glazed opaque door to front, double glazed window to side, tiled flooring.

LOUNGE/DINER

22' 10" x 13' 06" (6.96m x 4.11m) Double glazed window to front, double glazed sliding doors to rear, carpet, two radiators.

RECEPTION ROOM 2/BEDROOM 4

16' 02" x 8' 0" (4.93m x 2.44m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

11' 0" x 8' 03" (3.35m x 2.51m) 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, space for fridge/freezer, double glazed window to rear, double glazed opaque door to side, tiled splashback, tiled flooring.



INTERNAL HALL

Carpet, radiator.

CLOAKROOM

WC, wash hand basin, double glazed opaque window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 10" x 11' 09" (3.91m x 3.58m) Built in and fitted wardrobes, double glazed window to front, exposed floorboards, radiator.



BEDROOM 2

12' 10" x 10' 11" (3.91m x 3.33m) Built in and fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 04" x 8' 04" (2.84m x 2.54m) Double glazed window to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower over, double glazed opaque window to side, storage cupboard, tiled walls, tiled flooring, heated towel rail

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" (10.67m) Patio area with rest laid to lawn, nature shrubs.

OFF STREET PARKING

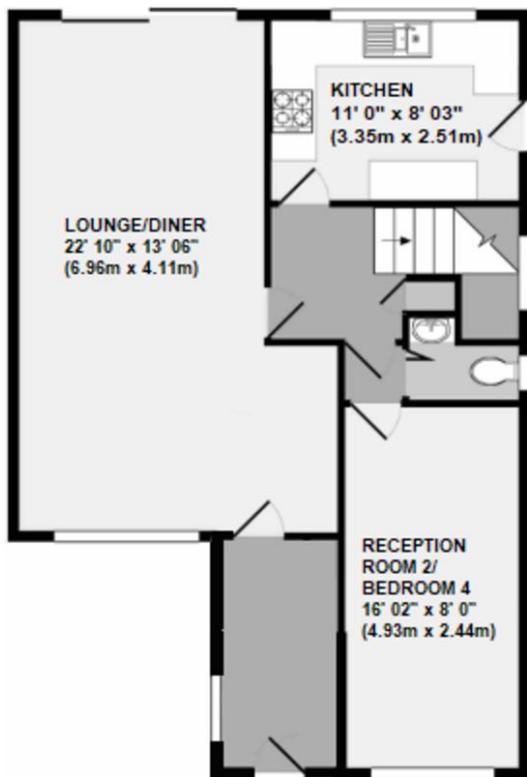
Drive with space for multiple vehicles, flowerbeds.

DOUBLE GLAZING

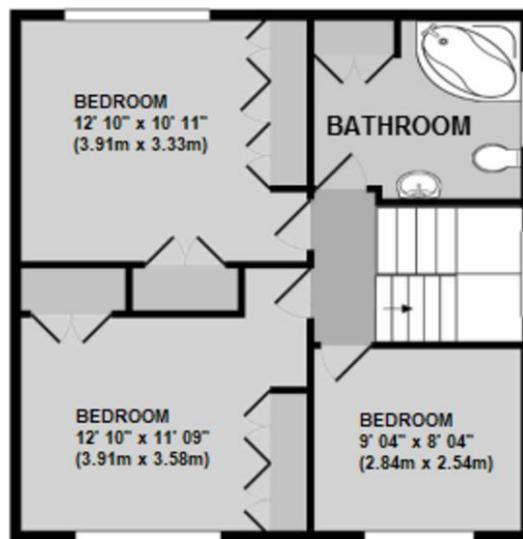
CENTRAL HEATING SYSTEM

ALARMED





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		86
(69-80)	C	69	
(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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