

THOMAS BROWN

ESTATES

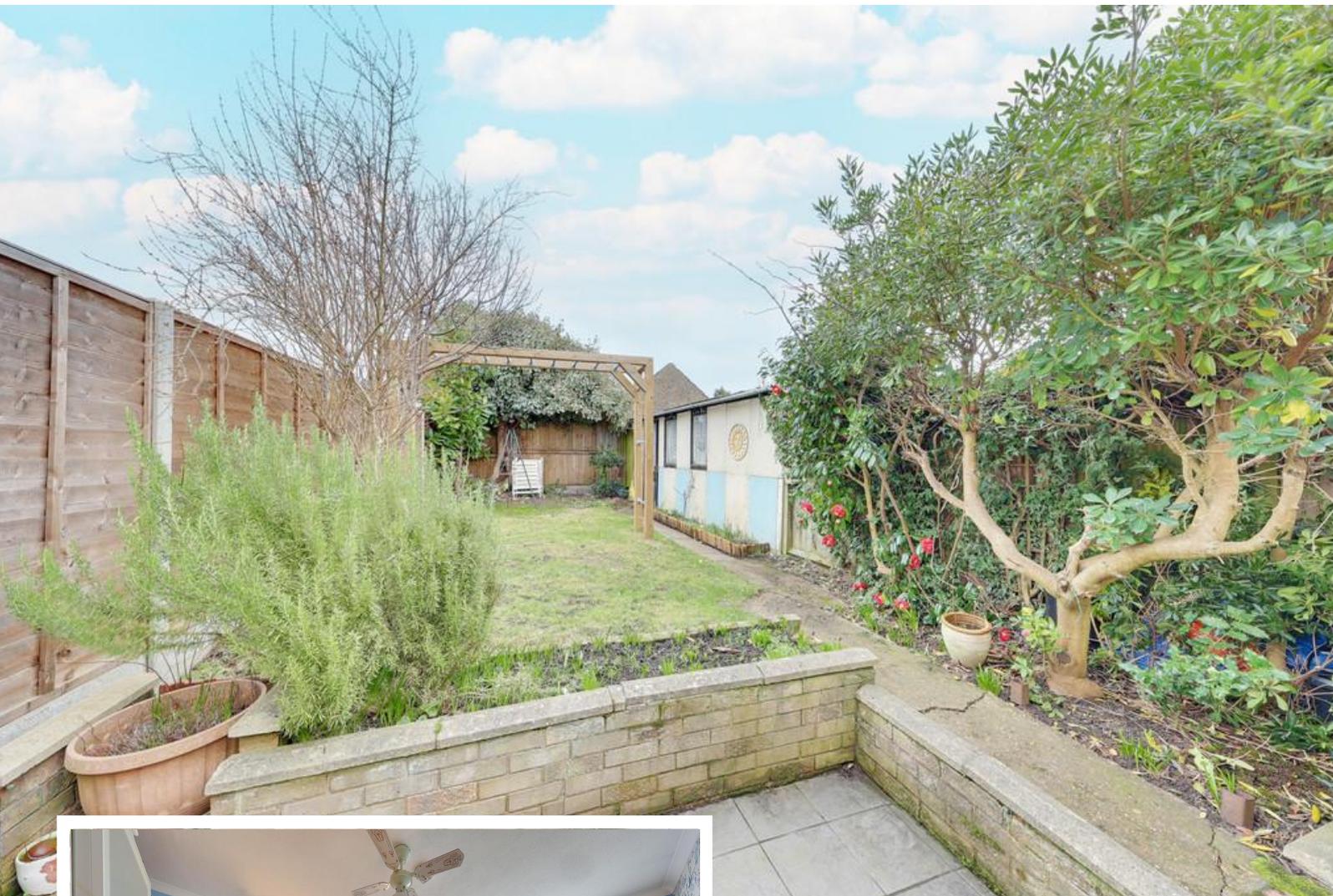


11 Axtaine Road, Orpington, BR5 4HX

Asking Price: £450,000

- 2/3 Bedroom Semi-Detached Chalet Property
- Well Located for St. Mary Cray Station & Local Schools
- Garage & Off Street Parking
- Quiet Sought After Close





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and beautifully maintained two/three bedroom semi-detached chalet property, situated in a quiet and sought after close in Orpington.

The well-proportioned accommodation comprises an entrance porch and hallway leading to a bright and generous lounge/dining room, which is open plan to a modern fitted kitchen – creating an ideal space for both everyday living and entertaining. There are two ground floor bedrooms, with the master being particularly spacious, in addition to a versatile study area and a family bathroom.

Stairs lead to a useful loft room, currently utilised as a bedroom, offering flexible living space to suit a variety of needs.

Externally, the property benefits from well-maintained front and rear gardens, a garage positioned to the rear/side, and a private driveway providing off street parking.

Axtaine Road is conveniently located for reputable local schools, St. Mary Cray railway station, and excellent bus routes, making it ideal for families and commuters alike.

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



ENTRANCE PORCH

Double glazed door to side, vinyl flooring.

ENTRANCE HALL

Double glazed door to side, vinyl flooring, radiator.

LOUNGE/DINER

16' 11" x 11' 04" (5.16m x 3.45m) (open plan to kitchen)
Double glazed sliding door to rear, laminate flooring, radiator.

KITCHEN

10' 10" x 6' 09" (3.3m x 2.06m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to side and rear, laminate flooring.

BEDROOM

13' 11" x 10' 04" (4.24m x 3.15m) Double glazed window to front, carpet, radiator.

BEDROOM

11' 02" x 7' 06" (3.4m x 2.29m) Double glazed window to front, laminate flooring, radiator.

STUDY AREA

8' 08" x 7' 10" (2.64m x 2.39m) Laminate flooring, radiator.



BATHROOM

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

STAIRS TO FIRST FLOOR LANDING

Wooden stairs.

BEDROOM/LOFT ROOM

15' 10" x 11' 01" (4.83m x 3.38m) Velux window, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn, side access.

FRONT

Drive, laid to lawn.

GARAGE

18' 04" x 8' 01" (5.59m x 2.46m) Up and over door to front, door to side, windows to side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



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		
(55-68) D		
(39-54) E	52	
(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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