

THOMAS BROWN

ESTATES



14 Westbrook Drive, Orpington, BR5 4QB

Asking Price: £435,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Local Schools & Shops
- Quiet No Through Road





Property Description

Thomas Brown Estates are delighted to present this spacious, purpose built three bedroom semi-detached family home, offering excellent potential to extend and located at the end of a quiet no through road.

The ground floor accommodation comprises an entrance hall way, a bright and comfortable lounge, dining room and a modern fitted kitchen with direct access to the rear garden.

Upstairs, the property features a landing with access to three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a rear garden mainly laid to lawn, providing plenty of outdoor space and ample on road parking to the front.

Westbrook Drive is conveniently situated close to local schools, shops, and bus routes, as well as Orpington and St. Mary Cray mainline stations, offering good transport links.

Early viewing is highly recommended-please contact Thomas Brown Estates to arrange your appointment.



ENTRANCE HALL

Composite door to front, understairs cupboard, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 03" (3.94m x 3.73m) Double glazed window to front, laminate, radiator.

DINING ROOM

9' 11" x 8' 10" (3.02m x 2.69m) Double glazed window to rear, laminate, radiator.

KITCHEN

9' 11" x 9' 10" (3.02m x 3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for American fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, tile effect flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, wood effect flooring.

BEDROOM 1

12' 03" x 10' 11" (3.73m x 3.33m) Double glazed window to front, wood effect flooring, radiator.

BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8' 07" x 8' 0" (2.62m x 2.44m) Double glazed window to front, wood effect flooring, radiator.

BATHROOM

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

SEPARATE WC

Low level WC, double glazed opaque window to rear, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest laid to lawn, mature flowerbeds, brick built shed, shed, space to side, side access.

ON ROAD PARKING

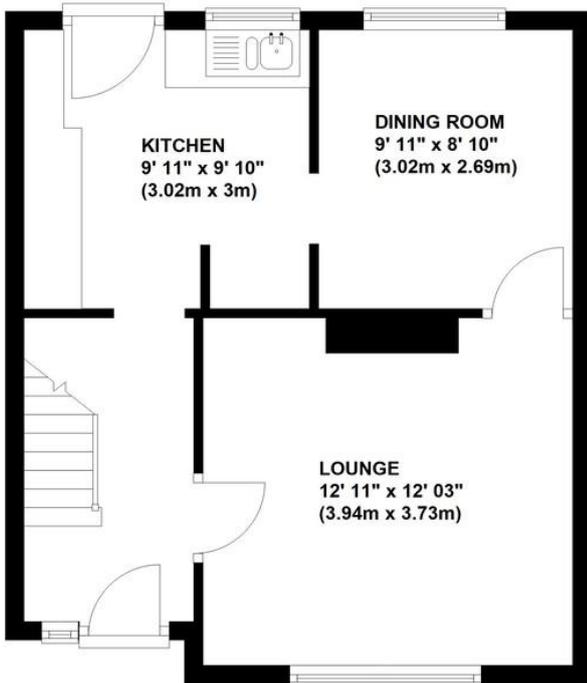
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



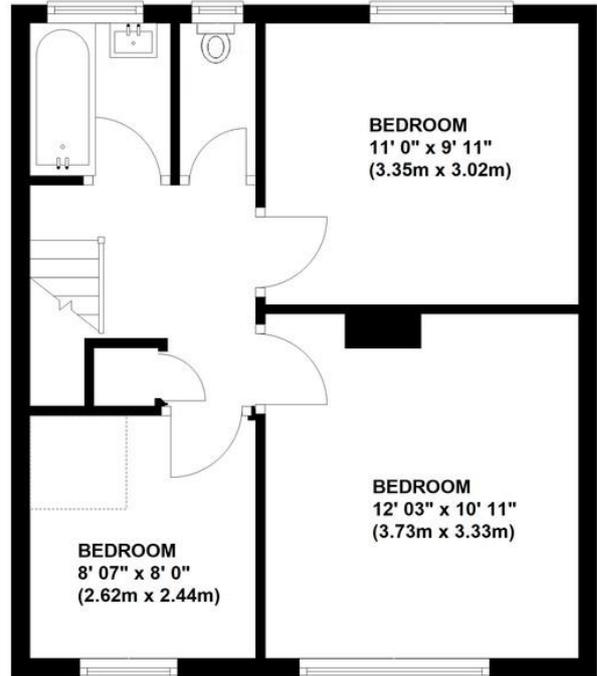
Ground Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 79.1 sq. metres (852.0 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (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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