

# THOMAS BROWN

ESTATES



**56 Edmunds Avenue, Orpington, BR5 3LF**

**Asking Price: £425,000**

- 3 Bedroom Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Close to St. Mary Cray Station & Local Shops
- Good Size Rear Garden, Well Presented





## Property Description

Thomas Brown Estates are delighted to offer this well presented, modernised three bedroom semi-detached bungalow that enjoys views across Orpington to the rear. The property also offers excellent potential to extend into the loft space (STPP), as many neighbouring homes have successfully done.

The accommodation comprises entrance porch leading into a hallway, a bright and airy lounge/diner, modern fitted kitchen, three well-proportioned bedrooms-including a particularly spacious master bedroom-and a contemporary shower room.

Externally the property benefits from a good sized rear garden, predominantly laid to lawn, ideal for families or entertaining. To the front there is off street parking via the driveway.

Edmunds Avenue is conveniently situated close to a range of local schools, shops, and bus routes, as well as St. Mary Cray mainline station, providing excellent transport links.

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



#### ENTRANCE PORCH

Double glazed door to front, double glazed windows to side and rear.

#### ENTRANCE HALL

Double glazed opaque composite door to side, laminate flooring, radiator.

#### LOUNGE/DINER

16' 0" x 10' 06" (4.88m x 3.2m) Double glazed window to rear, laminate flooring, radiator.

#### KITCHEN

9' 0" x 8' 05" (2.74m x 2.57m) Range of matching wall and base units with worktops over, integrated oven, integrated electric hob with extractor over, integrated dishwasher, space for fridge/freezer, tiled splashbacks, double glazed window to side, double glazed door to rear, tile effect flooring.



#### UTILITY AREA/REAR PORCH

Double glazed opaque door to side, double glazed windows to side and rear, space for washing machine.

#### BEDROOM 1

16' 06" x 10' 06" (5.03m x 3.2m) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 2

12' 0" x 8' 09" (3.66m x 2.67m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

9' 0" x 6' 10" (2.74m x 2.08m) Double glazed window to side, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

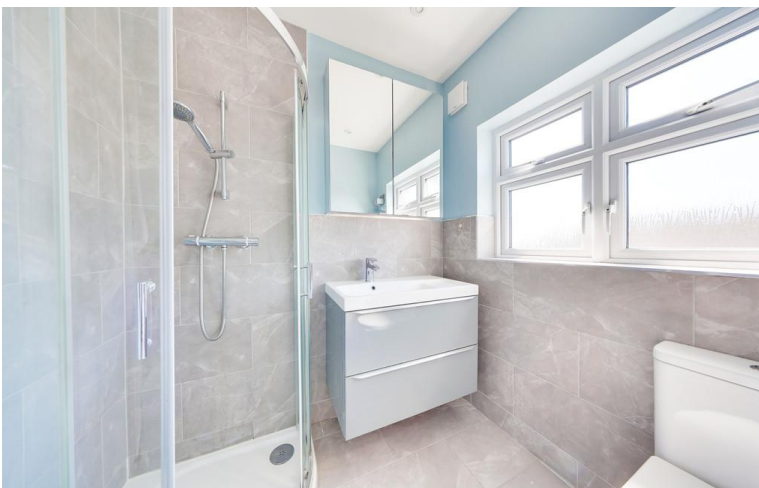
65' 0" x 26' 0" (19.81m x 7.92m) (approx.) Patio area with rest laid to lawn, mature flowerbeds, side access.

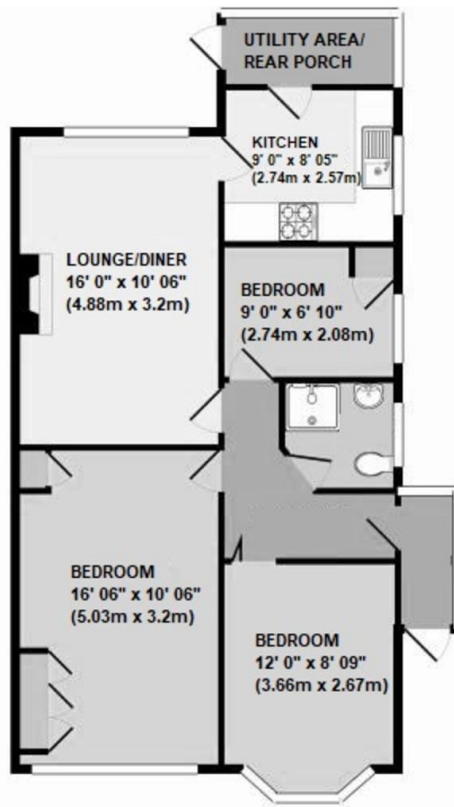
#### OFF STREET PARKING

Driveway with rest laid to lawn, mature flowerbeds.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)  
 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

**Council Tax Band: C**

**Tenure: Freehold**

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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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