

THOMAS BROWN

ESTATES

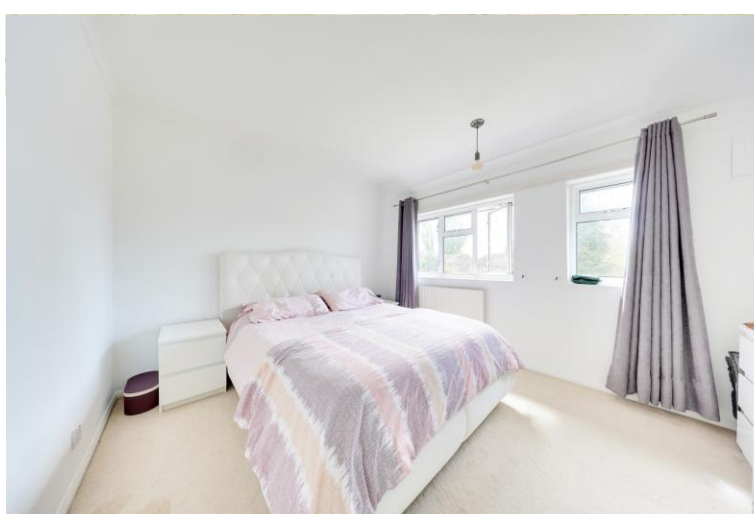


24 Elizabeth Way, Orpington, BR5 4BJ

Asking Price: £420,000

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Ability to Create a Drive (STPP)
- Well Located for Local Shops & St. Mary Cray Station
- No Forward Chain, 80' Garden





Property Description

Thomas Brown Estates are pleased to present this well-proportioned, purpose-built three bedroom mid-terrace home, extending to approximately 921 sq. ft, ideally positioned within a well-established and popular residential area of Orpington. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to secure a home with both immediate comfort and future potential.

The accommodation is thoughtfully arranged over two floors. On the ground floor, a welcoming entrance hallway leads through to a bright and spacious lounge, alongside a separate dining room that leads to the kitchen.

Upstairs, the first floor landing gives access to three bedrooms, including two generously sized double rooms and a well-proportioned single bedroom, suitable for use as a child's room, guest space, or home office. The family bathroom is complemented by a separate WC.

Externally, the property boasts a rear garden measuring approximately 80', predominantly laid to lawn and offering a private outdoor space ideal for families, gardening enthusiasts, or those considering future extensions. Side access enhances practicality, while the front of the property benefits from ample on-street parking. Subject to the necessary planning permissions, there is clear potential to create off-street parking, extend across the rear, or convert the loft space - enhancements already undertaken by neighbouring homes.

The location is particularly appealing, with St. Mary Cray mainline station within walking distance, providing direct links into central London. Excellent road connections via the M25, along with a variety of local bus routes, ensure easy commuting. Everyday amenities are well catered for, with Nugent Shopping Centre nearby, as well as a selection of local shops, schools, and green spaces.

This is a fantastic opportunity to acquire a well-located home with strong potential for personalisation and future growth. Early internal viewing is highly recommended to fully appreciate all that this property has to offer.



ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

13' 02" x 11' 11" (4.01m x 3.63m) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 0" x 9' 01" (3.05m x 2.77m) Double glazed French doors to rear, under stairs cupboard, carpet, radiator.

KITCHEN

10' 0" x 9' 11" (3.05m x 3.02m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window and double glazed door to rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 01" x 10' 07" (3.99m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 02" x 10' 01" (3.71m x 3.07m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 02" x 7' 09" (2.79m x 2.36m) Double glazed window to front, carpet, radiator.

BATHROOM

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

SEPARATE WC

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

OTHER BENEFITS INCLUDE:

GARDEN

80' (24.38m) Patio area with rest laid to lawn, mature shrubs, side entrance.

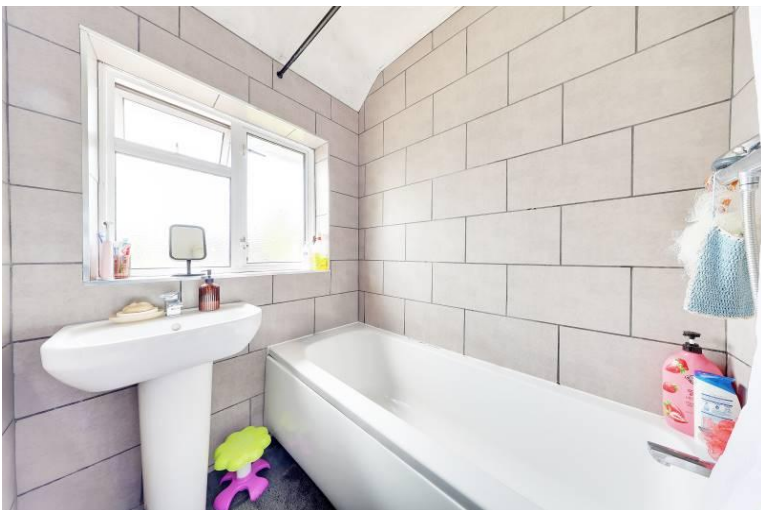
FRONT

Ability to create a drive (STPP), laid to lawn, covered entrance.

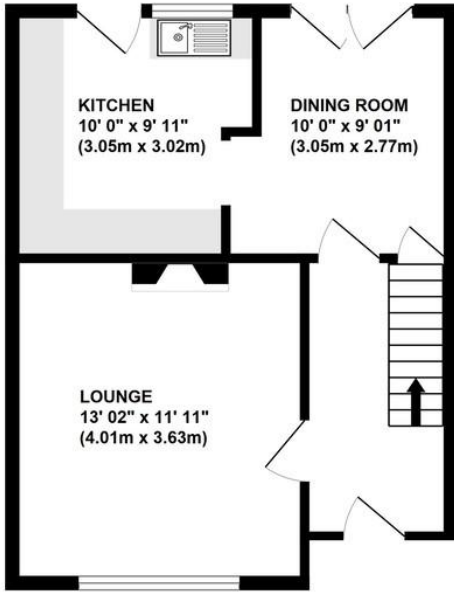
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

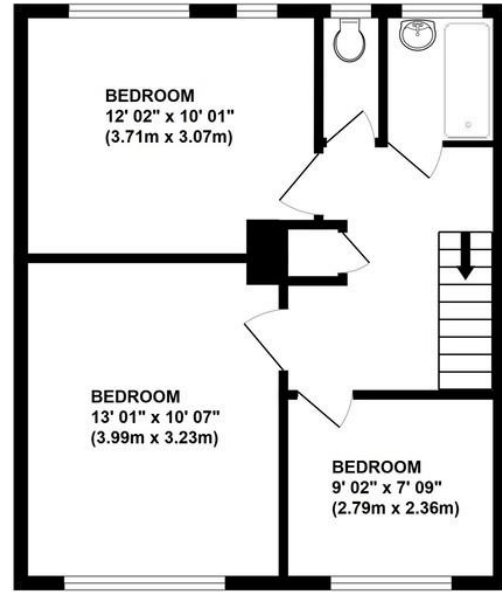
NO FORWARD CHAIN



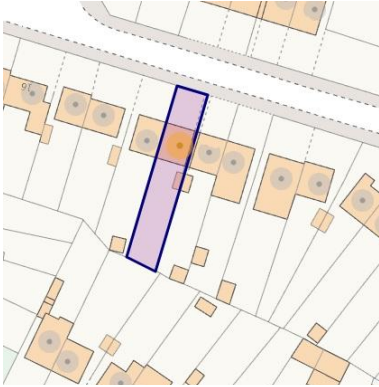
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band: D

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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