

THOMAS BROWN

ESTATES



13 Okemore Gardens, Orpington, BR5 3PJ

Asking Price: £450,000

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station
- Fantastic 18'04 Kitchen/Dining Room
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to present this well-proportioned three bedroom semi-detached home, ideally located within walking distance of St. Mary Cray railway station and Nugent Shopping Park, boasting a fantastic 18'04 kitchen/dining room and great potential to extend (STPP).

To the ground floor there is an entrance porch and hallway, a generous lounge, and a modern kitchen/dining room with direct access to the rear garden. There is also a utility area, downstairs WC, and a storage room offering a variety of potential uses.

Upstairs, the first floor comprises three bedrooms and a family bathroom, accessed from the central landing.

Externally, the rear garden is mainly laid to lawn and benefits from rear access. To the front, there is ample on road parking.

The property also offers excellent scope for extension, subject to the necessary planning permissions, with potential to extend to the rear and/or convert the loft space, as many neighbouring properties have done.

Conveniently situated close to local shops, schools, bus routes and transport links, this is an excellent opportunity for buyers looking for a home with both immediate comfort and future potential.

Please contact Thomas Brown Estates to arrange a viewing to fully appreciate the location and potential on offer.





ENTRANCE PORCH

Double glazed opaque door to front, double glazed panels to both sides, coconut mat.

ENTRANCE HALL

Double glazed window to side, laminate flooring, radiator.

LOUNGE

12' 02" x 12' 03" (3.71m x 3.73m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

18' 04" x 12' 0" (5.59m x 3.66m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, island, double glazed window to rear, double glazed sliding door to rear, laminate flooring, radiator.



UTILITY AREA

Space for washing machine, space for tumble dryer, double glazed door to rear, laminate flooring, radiator.

CLOAKROOM

WC, sink, double glazed opaque panel to rear, carpet.

STORAGE

7' 11" x 6' 0" (2.41m x 1.83m) Double glazed opaque window to front, carpet.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed opaque window to side, carpet.



BEDROOM 1

12' 03" x 10' 08" (3.73m x 3.25m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 09" x 10' 05" (3.58m x 3.18m) Built in storage, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 02" x 7' 05" (2.79m x 2.26m) Double glazed window to side, carpet, radiator.

BATHROOM

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



OTHER BENEFITS I INCLUDE:

GARDEN

66' 0" (20.12m) Patio area with rest laid to lawn, rear access.

FRONT

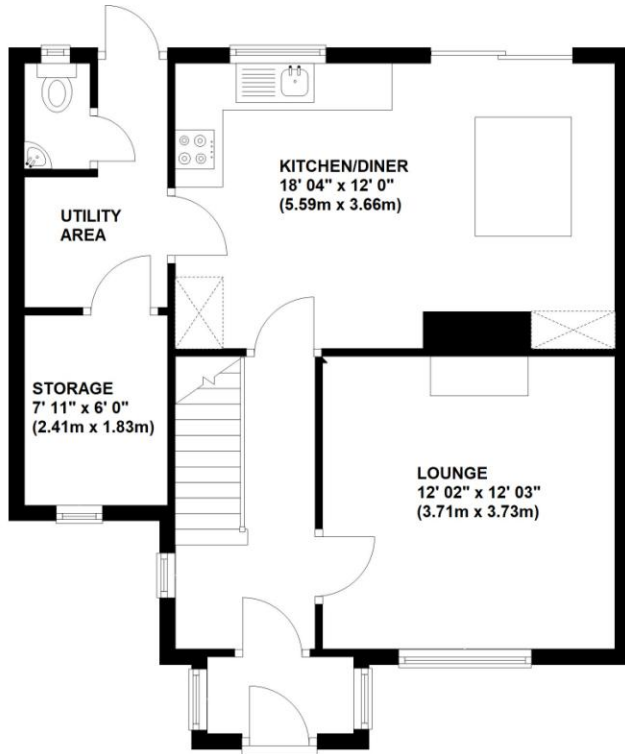
Laid to lawn, mature shrubs, on road parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

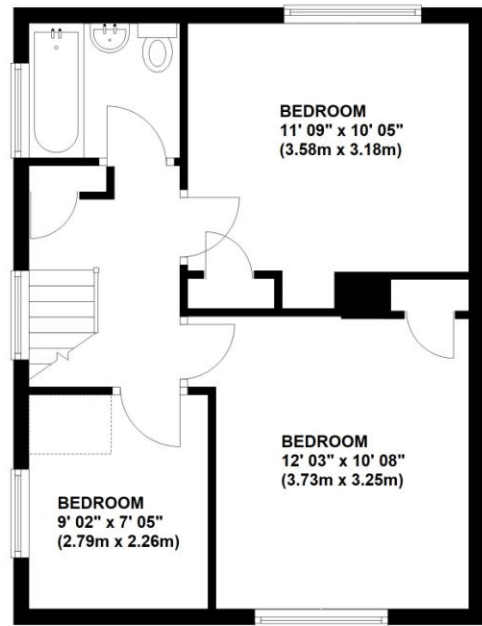
Ground Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(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

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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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