

# THOMAS BROWN

ESTATES



## 5 Meadow View, Orpington, BR5 3EJ

**Asking Price: £350,000**

- Two Double Bedroom Mid Terrace House
- Two Reception Rooms
- Off Street Parking
- Well Located for St Mary Cray Station





## Property Description

Thomas Brown Estates are pleased to present this two double bedroom, two reception Victorian mid terrace home, ideally situated within easy walking distance of St. Mary Cray Station and the Nugent Shopping Centre.

The well proportioned accommodation comprises an entrance porch, a bright and welcoming lounge, a separate dining room, and a modern fitted kitchen on the ground floor. Upstairs, the landing provides access to two double bedrooms and a spacious family bathroom.

Externally, the property benefits from a good sized rear garden, mainly laid to lawn with a patio area ideal for outdoor entertaining. To the front, there is off street parking for one vehicle.

Meadow View is conveniently located close to a range of local amenities, including well-regarded schools, shops, bus routes, and St. Mary Cray mainline station, offering excellent transport links.

An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer. Please contact Thomas Brown Estates in Orpington to arrange your viewing.



#### ENTRANCE PORCH

Composite door to front, double glazed opaque window to side, tiled floor.

#### LOUNGE

10' 2" x 10' 2" (3.1m x 3.1m) Composite door to front, two double glazed windows with shutters to front, herringbone floor, radiator.

#### DINING ROOM

12' 7" x 12' 2" (3.84m x 3.71m) Herringbone floor, radiator.

#### KITCHEN

12' 7" x 12' 2" (3.84m x 3.71m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for dishwasher, space for washing machine, space for fridge/freezer, double glazed door and double glazed window to rear, tiled floor.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM

12' 5" x 10' 2" (3.78m x 3.1m) Double glazed window with shutters to front, carpet, radiator.

#### BEDROOM

10' 1" x 9' 5" (3.07m x 2.87m) Double glazed window with shutters to rear, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, heated towel rail, tiled floor, radiator.

#### OTHER BENEFITS I INCLUDE

#### GARDEN

72' (21.95m) Approx. Patio area with rest laid to lawn.

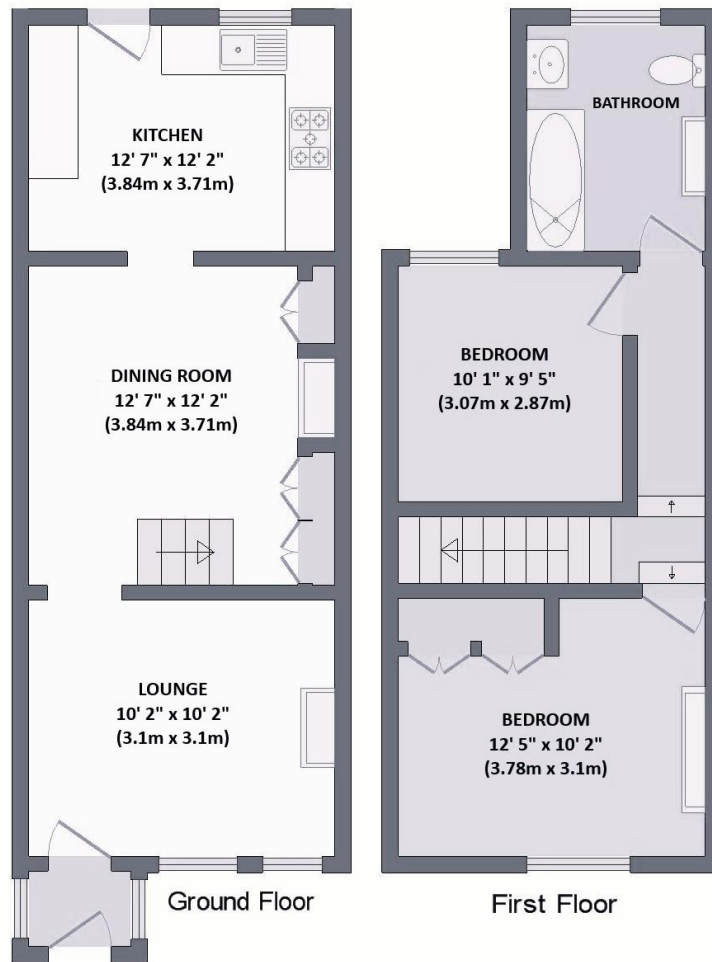
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### FREEHOLD





This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.



**Council Tax Band: C**

**Tenure: Freehold**

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>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			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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