

THOMAS BROWN

ESTATES

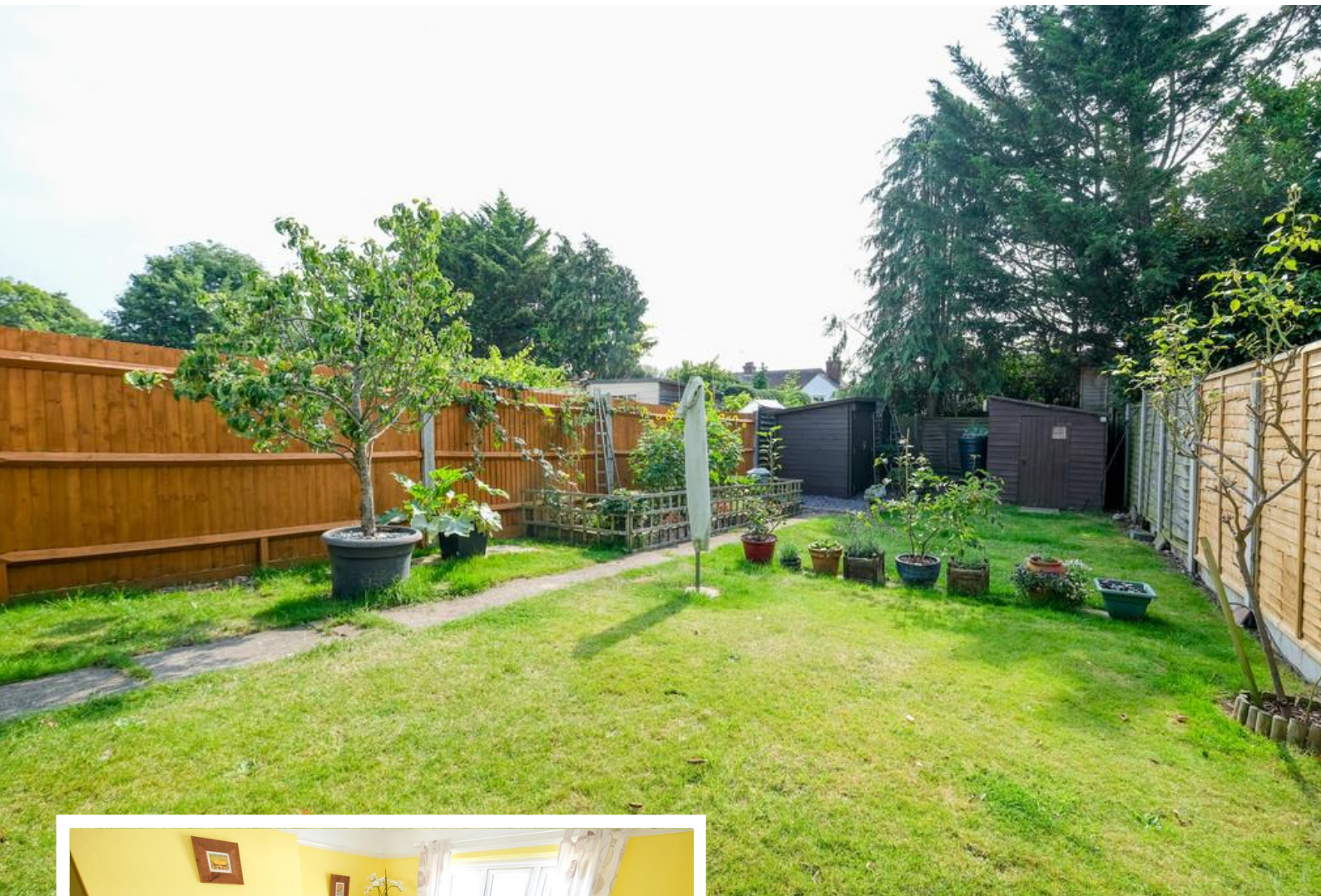


77 East Drive, Orpington, BR5 2BY

Asking Price: £480,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for Poverest Park & Local Shops
- 2 Bathrooms, Off Street Parking
- No Forward Chain, Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended three bedroom two bathroom semi-detached property being offered to the market with no forward chain and boasting walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: extended entrance hall, lounge, kitchen/diner and the third bedroom with en-suite shower room. To the first floor are two bedrooms and the family bathroom. Externally there is a mature rear garden mainly laid to lawn and a driveway to the front for two vehicles. East Drive is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





ENTRANCE HALL

Solid wood door to front, double glazed window to front, wood effect flooring, radiator.

LOUNGE

20' 6" x 13' 5" (6.25m x 4.09m) Double glazed bay window to front, double glazed window to side, laminate flooring, two radiators.

KITCHEN/DINER

15' 10" x 12' 09" (4.83m x 3.89m) Range of matching wall and base units with solid wood worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed windows to side and rear, double glazed sliding door to rear, vinyl flooring, radiator.



BEDROOM 3

14' 0" x 6' 04" (4.27m x 1.93m) Double glazed French doors to rear, vinyl flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, vinyl flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

11' 08" x 9' 11" (3.56m x 3.02m) Double glazed window to front, carpet, radiator.



BEDROOM 2

7' 10" x 8' 03" (2.39m x 2.51m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE

GARDEN

50' 0" (15.24m) (approx.) Decked area with rest laid to lawn, mature flowerbeds, two sheds.

OFF STREET PARKING

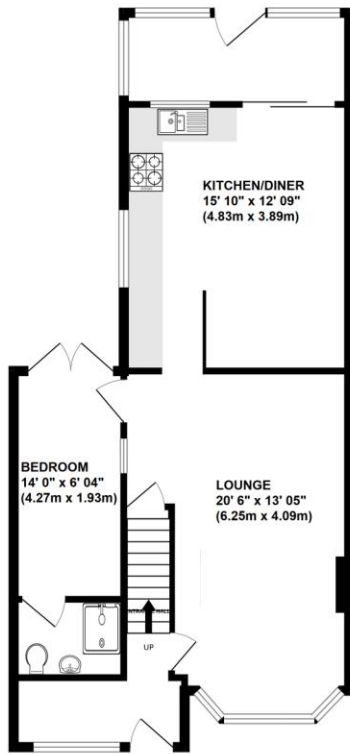
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

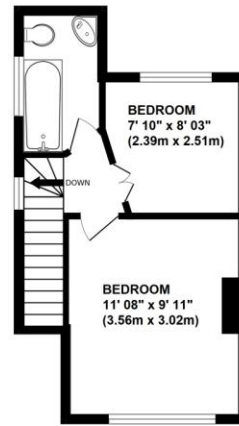
NO FORWARD CHAIN



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.

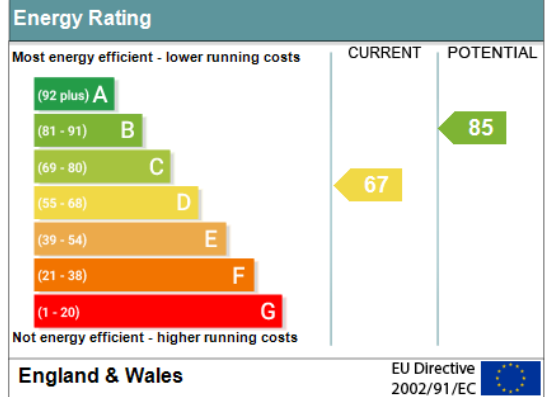


TOTAL FLOOR AREA: 939 sq.ft. (87.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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.
Made with Metropix iC5024



Address: 77 East Drive, ORPINGTON, BR5 2BY
RRN: 6534-0423-3400-0919-0276



Construction: Standard

Council Tax Band: D

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES