

# THOMAS BROWN

ESTATES



**32 Red Cedars Road, Orpington, BR6 0BX**

**Fixed Price: £510,000**

- 3 Bedroom Mid Terrace House
- Quiet No Through Road
- Well Located for Crofton School and Local Stations
- Modern Fitted Kitchen







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom mid terraced family home set within a popular cul-de-sac location, located just off Dalewood Road. The accommodation has been re-modernised internally and comprises; large endosed porch, entrance hall, dual aspect lounge/diner which is open plan to the modern fitted kitchen with solid wood work surfaces, to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a low maintenance rear garden perfect for alfresco dining and entertaining, garage en-bloc and a drive for three/four vehides to the front. Other benefits to note include double glazing and a central heating system. Red Cedars Road is well located for local Crofton schools, shops, bus routes and Petts Wood mainline railway station. Internal viewing is highly recommended to fully appreciate the location and specification on offer. Please call Thomas Brown Estates to arrange an appointment to view.







#### ENTRANCE PORCH

Double glazed door to front, double glazed window to side, storage cupboard with space for tumble dryer, wood effect flooring.

#### ENTRANCE HALL

Wooden door to front, wood effect flooring, radiator.

#### LOUNGE/DINER

23' 3" x 11' 3" (7.09m x 3.43m) Double glazed double door to rear, double glazed window to front, wood effect flooring, radiator, dual aspect.

#### KITCHEN

16' 1" x 7' 7" (4.9m x 2.31m) (measured to longest point) Range of matching wall and base units with solid wood worktops over, stainless steel sink, electric oven and hob with extractor over, integrated fridge freezer, integrated dishwasher, under stairs cupboard housing gas boiler and space for washing machine, wood effect flooring, spot lights.

#### STAIRS TO FIRST FLOOR LANDING

Loft access, carpet.

#### BEDROOM 1

12' 10" x 10' 2" (3.91m x 3.1m) Fitted wardrobes, double glazed full length window to front, carpet, radiator and cover.

#### BEDROOM 2

11' 9" x 10' 2" (3.58m x 3.1m) (measured at maximum) Double glazed full length window to rear, carpet, radiator.

#### BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m) (measured at maximum) Double glazed window to front, storage cupboard, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, tiled bath with attachment and shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Decked area, artificial lawn.

#### OFF STREET PARKING

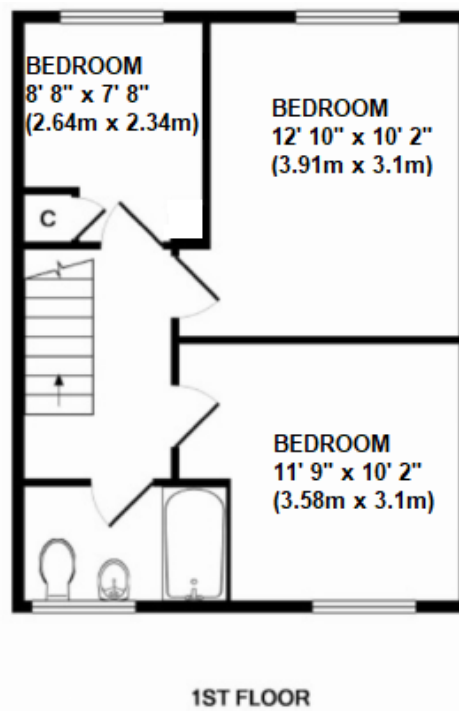
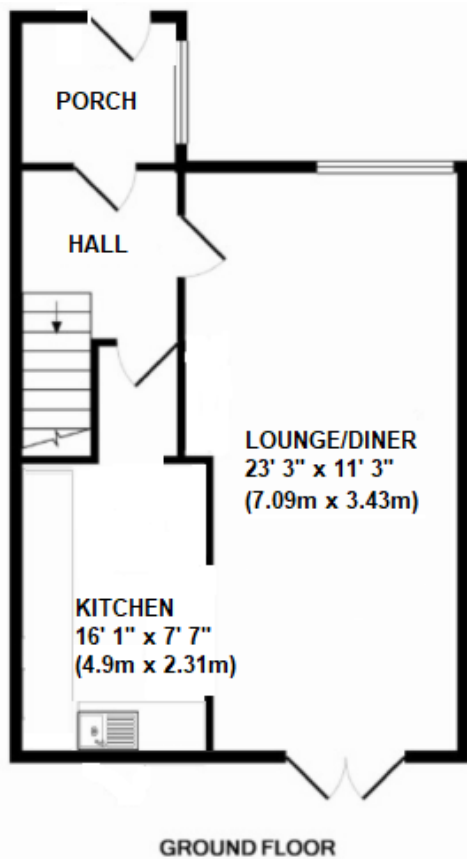
Driveway to front of property for 3/4 vehicles.

#### GARAGE EN-BLOC

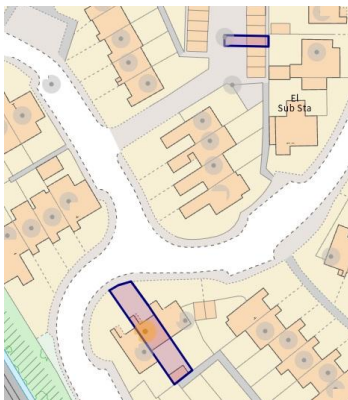
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





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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**Construction: Standard**  
**Council Tax Band: D**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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 &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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