

THOMAS BROWN

ESTATES



6 Mosyer Drive, Orpington, BR5 4PW

Guide: £425,000-£450,000

- 2 Bedroom Semi-Detached Bungalow
- Side Extended, Modernised Throughout
- Potential to Extend Further (STPP)
- Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, side extended two bedroom semi-detached bungalow that has been modernised throughout by the current owners to a high standard and boasts great potential to extend further (STPP) as many have done on the road. The accommodation on offer is set within a quiet location in Orpington, and comprises: extended entrance hall, lounge with direct access to the garden, modern fitted kitchen/diner, two bedrooms and a large shower room. Externally, there is a well kept rear garden perfect for entertaining and alfresco dining and a drive to the front for 2-3 vehicles. STPP the property has the potential to extend across the rear and/or in the loft space. Mosyer Drive is well located for local schools, local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location and specification.



ENTRANCE HALL

Extended, double glazed composite door to front, double glazed window to side, solid wood flooring, radiator and covered radiator.

LOUNGE

18' 0" x 11' 08" (5.49m x 3.56m) Double glazed French doors to rear, carpet, two radiators.

KITCHEN/DINER

14' 01" x 12' 10" (4.29m x 3.91m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob, integrated dishwasher, integrated microwave, space for washing machine, integrated tower fridge, integrated undercounter freezer, double glazed window to side and rear, double glazed door to rear, integrated double glazed door to rear, solid wood flooring.



BEDROOM 1

13' 05" x 9' 11" (4.09m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 03" x 8' 05" (2.82m x 2.57m) Double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

38' 0" x 30' 0" (11.58m x 9.14m) (measured to shed) Patio area with rest laid to lawn, mature flowerbeds, outside plug and taps.



SHED

Power & light.

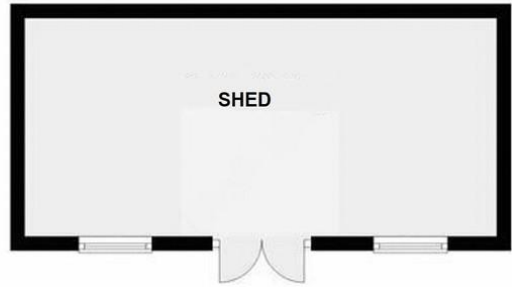
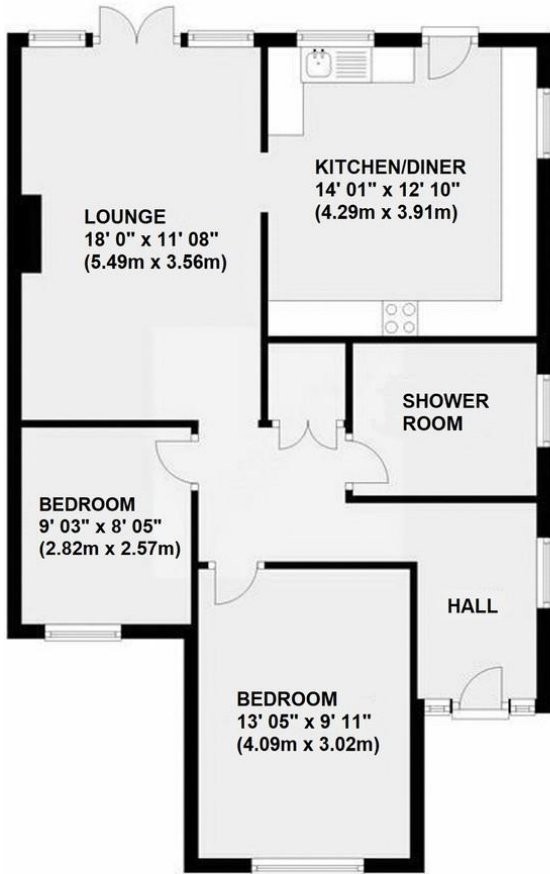
OFF STREET PARKING

Drive for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR



This plan is for general layout guidance and may not be to scale.



Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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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

