

THOMAS BROWN

ESTATES



23 East Drive, Orpington, BR5 2BY

Guide Price: £550,000-£565,000

- 3 Double Bedroom, 2 Bathroom Semi-Detached Bungalow
- 24'2 Lounge, 21'2 Kitchen/Diner
- Well Located for Local Shops & Stations
- No Forward Chain, Extended to Side

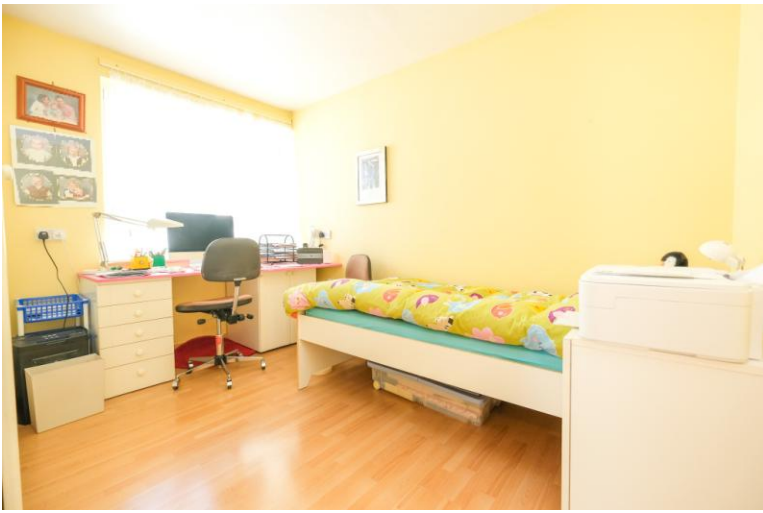




Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1467 sqft), three double bedroom two bathroom substantially extended semi-detached bungalow being offered to the market with no forward chain, boasting a substantial corner plot and walking distance to Poverest Park, St. Mary Cray Station, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance porch and hall, dual aspect 24'2 lounge, 21'2 kitchen/diner, three double bedrooms (master with en-suite shower) and the family bathroom with jacuzzi bath. Externally there is a large mature rear garden mainly laid to lawn which has great potential to add a garden room or office, double garage to the side, WC and a block paved driveway to the front for numerous 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 and floor space on offer.





ENTRANCE PORCH

Double glazed door to front, double glazed window to side, tiled flooring.

ENTRANCE HALL

Door to front, laminate flooring.

LOUNGE

24' 02" x 11' 0" (7.37m x 3.35m) Double glazed window to front, double glazed French doors to rear, laminate flooring.

KITCHEN/DINER

21' 02" x 15' 06" (6.45m x 4.72m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for dishwasher, two double glazed windows, double glazed door to rear, part laminate and part tiled flooring.



BEDROOM 1

12' 09" x 11' 10" (3.89m x 3.61m) Double glazed window to rear, laminate flooring.

EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to rear, tiled flooring.

BEDROOM 2

12' 10" x 12' 08" (3.91m x 3.86m) Double glazed bay window to front, laminate flooring, radiator.

BEDROOM 3

11' 05" x 8' 06" (3.48m x 2.59m) Double glazed window to side, laminate flooring.



BATHROOM

Low level WC, wash hand basin in vanity unit, jacuzzi bath, double glazed opaque window to side, tiled walls, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

109' 0" x 83' 0" (33.22m x 25.3m) (measured at maximum) Corner plot, patio and decked areas with rest laid to lawn, mature shrubs.

OUTSIDE WC

Low level WC, door and double glazed opaque window to rear, tiled flooring.

OFF STREET PARKING

Large block paved drive for multiple vehicles, mature flowerbeds.

GARAGE

21' 10" x 20' 07" (6.65m x 6.27m) (measured at maximum) Up and over electric door, double glazed door and roller blind door to rear, power and light, space for washing machine.

DOUBLE GLAZING

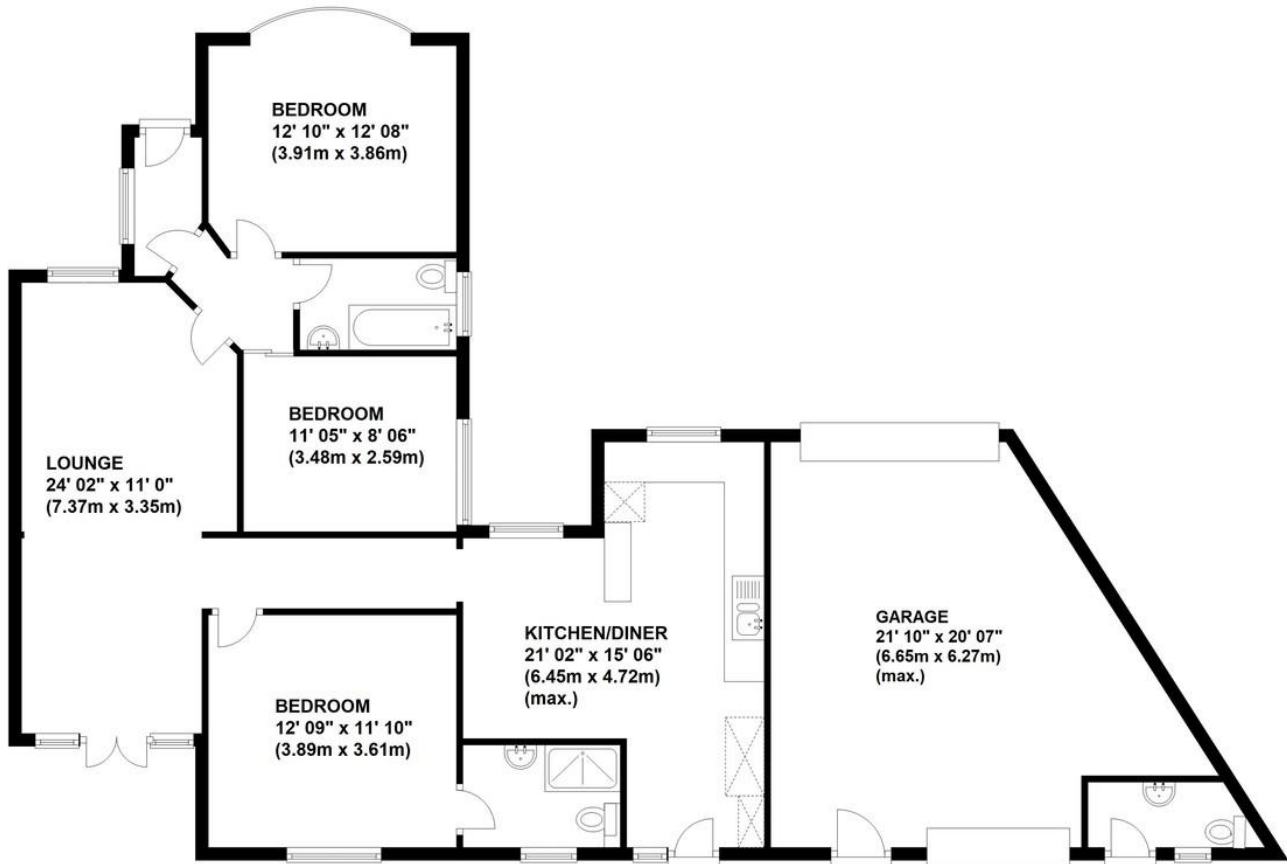
CENTRAL HEATING SYSTEM

UNDERFLOOR HEATING THROUGHOUT

NO FORWARD CHAIN



Ground Floor
Approx. 136.3 sq. metres (1467.3 sq. feet)



Total area: approx. 136.3 sq. metres (1467.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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Construction: Standard

Council Tax Band: D

Tenure: Freehold

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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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