

# THOMAS BROWN

ESTATES



## 15 Furzehill Square, St. Mary Cray, BR5 3SN **Asking Price: £420,000**

- 2 Double Bedroom End of Terrace House
- Remodelled & Modernised Throughout
- Walking Distance to St. Mary Cray Station
- Immaculately Presented, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented two double bedroom end of terrace property that has been remodelled and modernised throughout by the current owners. The property is within a sixty second walk from front door to St. Mary Cray Station platform so ideal for the London bound commuter as well as close proximity to local shops and the Nugent Shopping Centre. The property comprises: modern fitted kitchen which is open plan to the lounge/dining room and a conservatory to the ground floor. To the first floor are two double bedrooms and the family bathroom. Externally there is a low maintenance rear garden with side access and a driveway to the front for two vehicles. The property is very well located for St Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view to fully appreciate the quality of specification and location on offer.



#### KITCHEN

12' 01" x 9' 01" (3.68m x 2.77m) (open plan to lounge) Range of matching wall and base units with solid wood worktops over, stainless steel sink, integrated dishwasher, integrated washing machine, space for cooker with extractor over, breakfast bar, tiled splashback, storage cupboard with space for fridge/freezer, double glazed opaque door to front, double glazed window to front, wood effect flooring.

#### LOUNGE/DINER

13' 09" x 12' 01" (4.19m x 3.68m) Double glazed French doors to Conservatory, wood effect flooring, radiator.



#### CONSERVATORY

9' 10" x 8' 06" (3m x 2.59m) Double glazed French doors to rear, double glazed windows to side and rear, fixed seating, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Wood effect flooring.

#### BEDROOM 1

10' 01" x 9' 05" (3.07m x 2.87m) (not including wardrobes) Built in wardrobes, double glazed window to rear, wood effect flooring, radiator.



#### BEDROOM 2

12' 0" x 9' 05" (3.66m x 2.87m) Double glazed window to front, wood effect flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, double glazed opaque window to side, tiled walls, wood effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

26' 0" (7.92m) Low maintenance, shed, side access.

#### FRONT

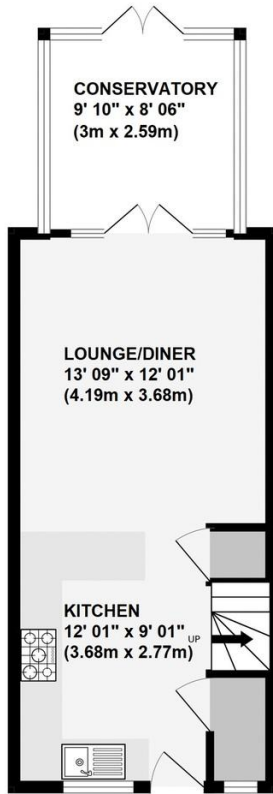
Driveway for two vehicles, artificial lawn, side access.

#### DOUBLE GLAZING

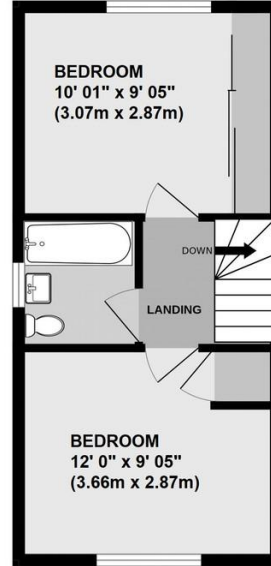
#### CENTRAL HEATING SYSTEM

#### OFF STREET PARKING

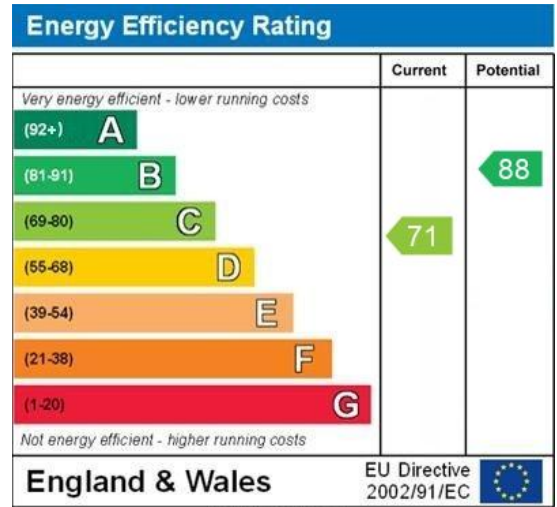
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA - 713 sq.ft. (66.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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**

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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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