

# THOMAS BROWN

ESTATES



**12 Hood Avenue, Orpington, BR5 2EF**

**Asking Price: £525,000**

- 4 Bedroom Semi-Detached House
- Walking Distance to St. Mary Cray Station
- Dual Aspect 28'01 Lounge/Dining Room
- No Forward Chain, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this four bedroom semi-detached property situated on a no through road and within walking distance of St. Mary Cray Station, Orpington High Street and the Nugent Shopping Centre. The property is being offered to the market with no forward chain and comprises; entrance porch and hall, dual aspect 28'01 lounge/dining room and kitchen to the ground floor. To the first floor are four bedrooms and a bathroom. Externally there is a drive to the front, garage with electric roller blind door and a private garden to the rear. Please note the property could be easily altered to create a wonderful family home (including converting the garage STPP), however it does require modernisation throughout and this has been reflected in the asking price. Please call Thomas Brown Estates to book your appointment to view.





#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque panels to both sides, carpet.

#### ENTRANCE HALL

Double glazed opaque door to front, carpet.

#### LOUNGE/DINING ROOM

28' 01" x 13' 03" (8.56m x 4.04m) (measured at maximum)  
Double glazed bay window to front, double glazed French doors to rear, carpet, two radiators.

#### KITCHEN

11' 01" x 10' 03" (3.38m x 3.12m) Range of matching wall and base units with worktops over, sink, integrated electric hob with extractor over, integrated oven and grill, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

15' 01" x 11' 03" (4.6m x 3.43m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

12' 01" x 8' 01" (3.68m x 2.46m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11' 04" x 9' 10" (3.45m x 3m) Double glazed window to front, carpet, radiator.

#### BEDROOM 4

8' 03" x 7' 04" (2.51m x 2.24m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower over and shower attachment, opaque window to rear, radiator.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, laminate flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

46' 0" x 30' 0" (14.02m x 9.14m) Patio area with rest laid to lawn, side access, shed.

#### OFF STREET PARKING

#### GARAGE

19' 0" x 11' 02" (5.79m x 3.4m) Electric roller blind door to front, door to side, power and light.

#### DOUBLE GLAZING

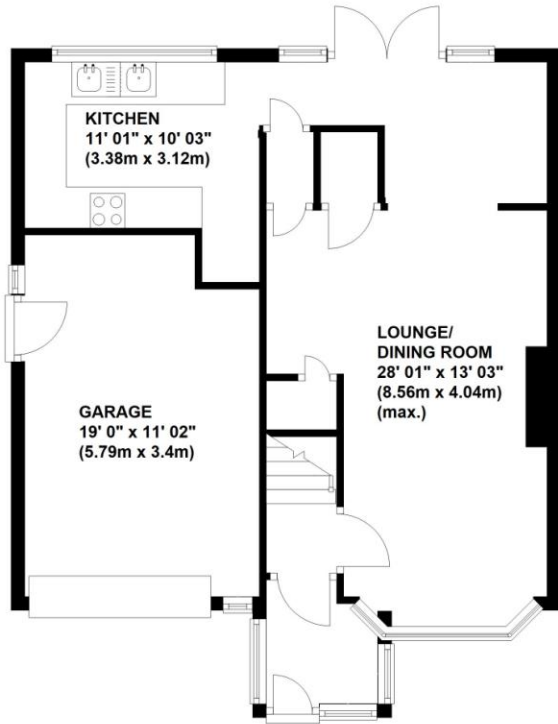
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



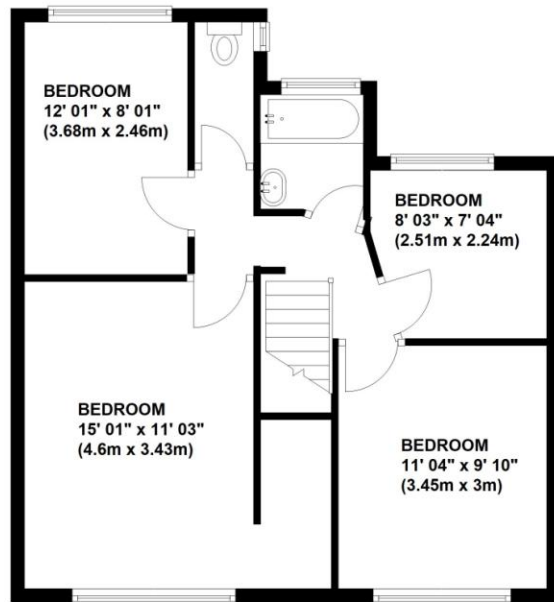
### Ground Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



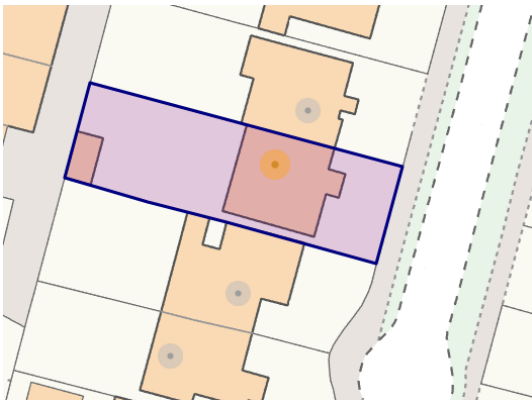
### First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 116.0 sq. metres (1248.8 sq. feet)

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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