

THOMAS BROWN

ESTATES

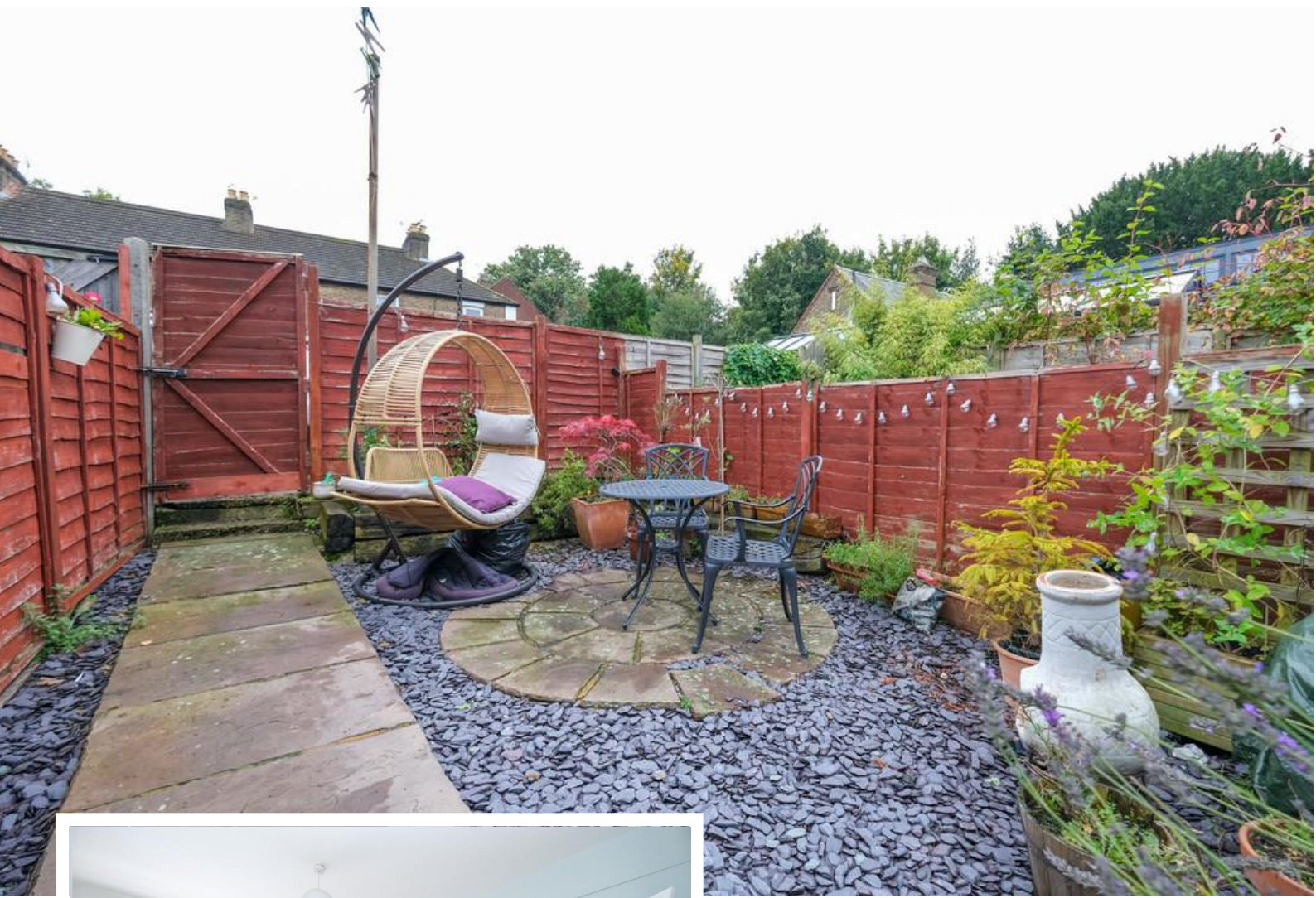


River Cottages, Orpington, BR5 3HL

Fixed Price: £350,000

- 2 Double Bedroom Terrace Cottage
- Boasting Views Over the River Cray
- Courtyard Style Garden, On Road Parking
- Built Circa 1790





Property Description

Thomas Brown Estates are delighted to offer this charming two double bedroom terrace cottage built circa 1790, set over three floors within a popular location boasting views over the River Cray to the front, original features and local shops within easy walking distance. The very well presented accommodation on offer comprises: lounge with log burner and solid wood floors, kitchen/diner and family bathroom to the ground floor. To the first floor is a double bedroom with a further double bedroom to the second floor. Externally there is a courtyard style garden to the rear and on road parking to the front. River Cottages is well located for St. Mary Cray train station, local schools, shops, Ruxley Golf Centre and bus routes. Internal viewing is highly recommended to fully appreciate the quality of accommodation and location on offer. Please call Thomas Brown Estates to arrange an appointment to view.



LOUNGE

11' 11" x 11' 10" (3.63m x 3.61m) Log burner, double glazed window and double glazed door to front, solid wood flooring, radiator.

KITCHEN/DINER

11' 08" x 9' 02" (3.56m x 2.79m) Range of matching wall and base units with solid wood worktops over, butler sink, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring, radiator.



LOBBY

Storage cupboard, double glazed opaque door to side, tiled flooring.

BATHROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

16' 10" x 12' 0" (5.13m x 3.66m) Double glazed window to front, carpet, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 2

12' 02" x 9' 10" (3.71m x 3m) Double glazed window to front, carpet, radiator.

OTHER BENEFITS INCLUDE:

COURTYARD STYLE GARDEN

20' 11" x 12' 04" (6.38m x 3.76m) Rear access.

FRONT

Mature shrubs, views over the River Cray, on road parking.

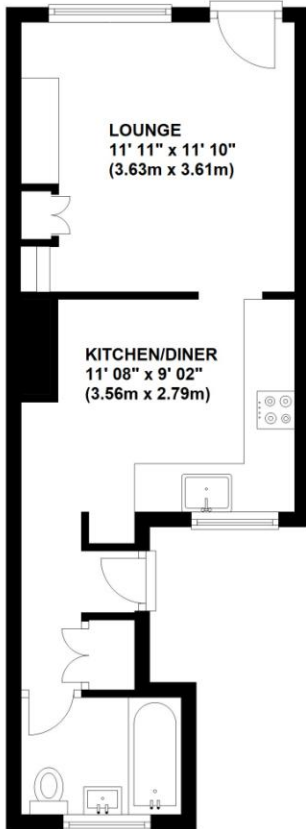
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



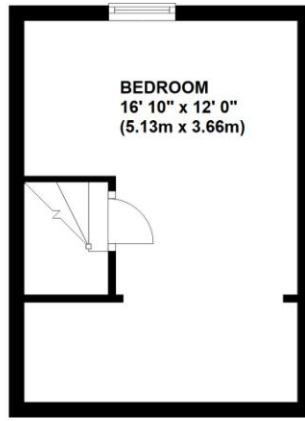
Ground Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



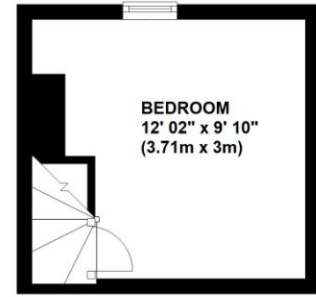
First Floor

Approx. 18.5 sq. metres (199.0 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)



Construction: Standard

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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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