

# THOMAS BROWN

ESTATES



**90 Sandpiper Way, Orpington, BR5 3NT**

**Asking Price: £325,000**

- 2 Double Bedroom Mid Terrace House
- Spacious Lounge/Dining Room
- No Forward Chain
- Situated in a Quiet Close





## Property Description

Thomas Brown Estates are delighted to offer for sale this two double bedroom mid terrace property situated within a quiet close and being offered to the market with no forward chain. The property comprises: entrance hallway, spacious lounge/dining room with direct access to the rear garden and kitchen to the ground floor. To the first floor there is a landing area giving access to two double bedrooms and a family bathroom. Please note the property does require modernisation throughout and this has been reflected in the asking price. The property is well located for St. Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### FRONT

Covered entrance, laid to lawn, on road parking.

#### ENTRANCE HALL

Opaque double glazed door to front, laminate flooring, radiator.

#### LOUNGE/DINER

17' 01" x 11' 06" (5.21m x 3.51m) Double glazed sliding door to rear, laminate flooring, radiator.

#### KITCHEN

10' 09" x 5' 07" (3.28m x 1.7m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated electric hob, integrated oven, space for undercounter fridge, space for washing machine, double glazed window to front, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

10' 10" x 9' 07" (3.3m x 2.92m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 07" x 8' 01" (3.53m x 2.46m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" (9.14m) Patio area.

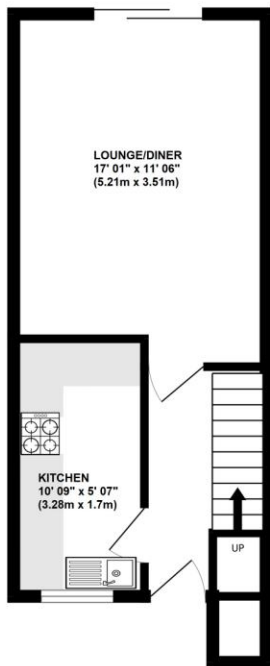
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

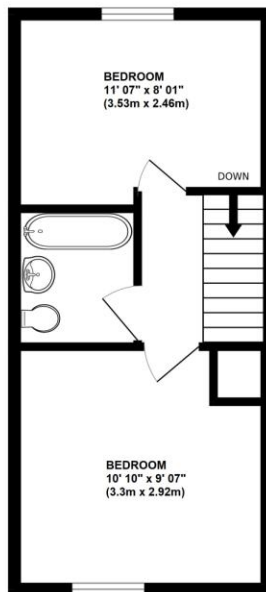
#### NO FORWARD CHAIN



**GROUND FLOOR**  
314 sq.ft. (29.2 sq.m.) approx.



**1ST FLOOR**  
303 sq.ft. (28.2 sq.m.) approx.



**TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.**

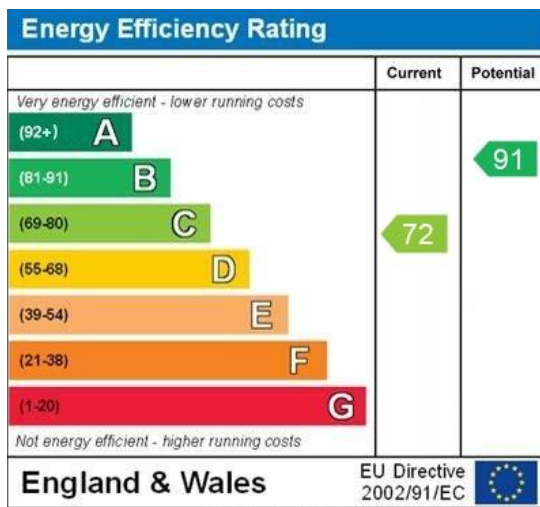
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: C**

**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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