

THOMAS BROWN

ESTATES



48 Spring Shaw Road, Orpington, BR5 2RH

Asking Price: £650,000

- 3 Bedroom, 2 Bathroom Detached House
- Sought After Walsingham Gate Development
- 2 Reception Rooms, En-Suite Shower Room
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, three bedroom two bathroom detached house situated on the ever sought after Walsingham Gate development that must be viewed to fully appreciate the quality of location and specification on offer. The property already boasts a strong floor space but STPP there is potential to convert the garage, extend above the garage and/or extend to the rear as many others have done. The accommodation on offer comprises; entrance hallway, modern kitchen, lounge, dining room and WC to the ground floor. To the first floor are three bedrooms with en-suite shower room to the master, and the family bathroom. Externally there is a wonderful rear garden situated perfect for entertaining and alfresco dining, garage to the side and parking for numerous vehicles to the front. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the lovely location on offer.



ENTRANCE HALL

Double glazed opaque door to front, storage cupboard, Amtico flooring, radiator.

LOUNGE

14' 08" x 13' 06" (4.47m x 4.11m) Double glazed window and double glazed French doors to rear, understairs storage cupboard, carpet, radiator.

DINING ROOM

10' 10" x 8' 10" (3.3m x 2.69m) Double glazed window to rear, carpet, radiator.

KITCHEN

11' 07" x 11' 02" (3.53m x 3.4m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, breakfast bar, double glazed door to side, Amtico flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, Amtico flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 03" x 9' 05" (3.73m x 2.87m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with shower attachment and showerhead over, double glazed opaque window to rear, vinyl flooring, heated towel rail.



BEDROOM 2

12' 01" x 11' 02" (3.68m x 3.4m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

10' 0" x 8' 07" (3.05m x 2.62m) Double glazed window to rear, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 40' 0" (15.24m x 12.19m) Patio area with rest laid to lawn, mature flowerbeds, shed, side access.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

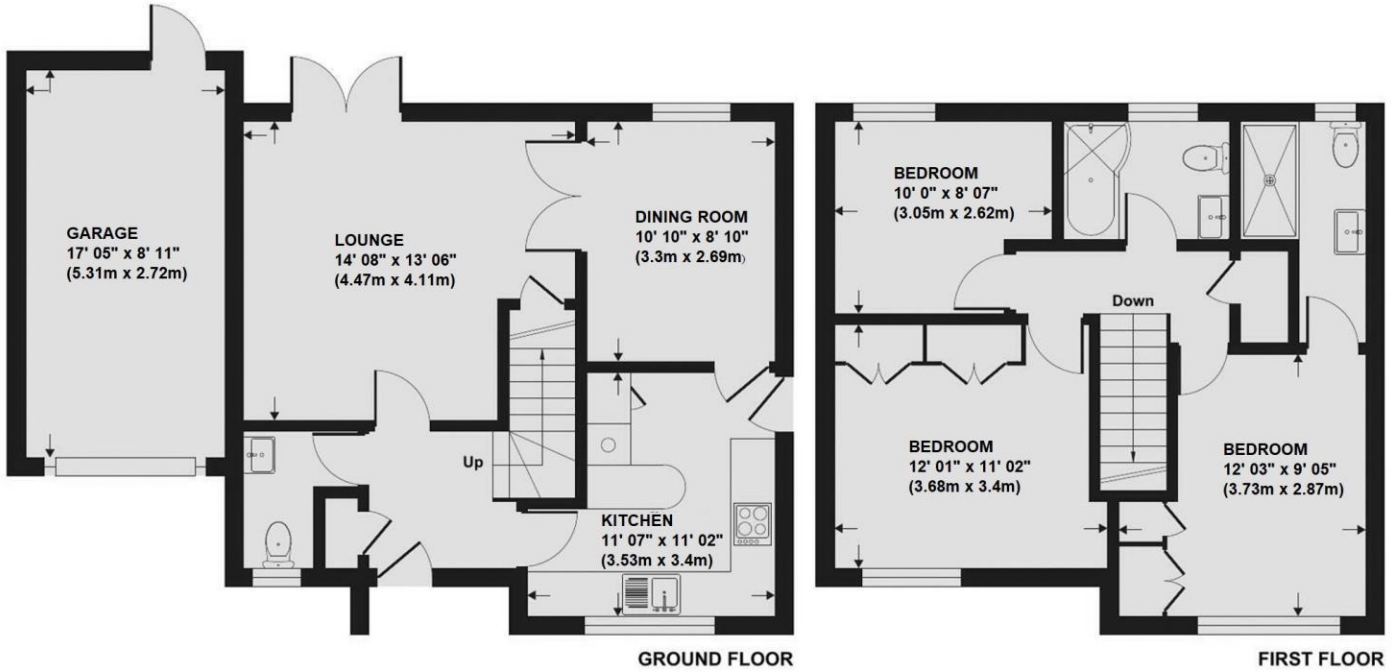
GARAGE

17' 05" x 8' 11" (5.31m x 2.72m) Up and over door, door to rear, power and light.

DOUBLE GLAZING

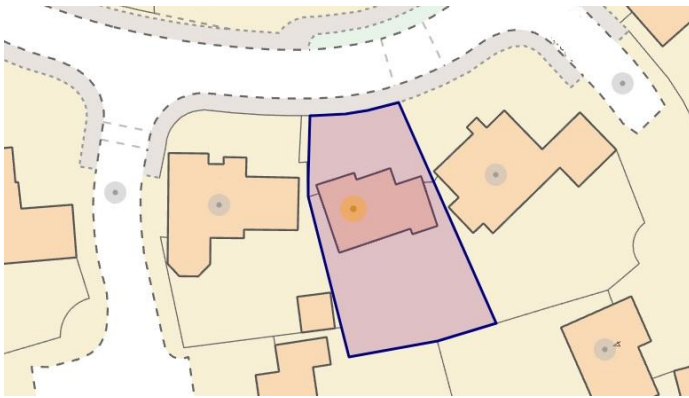
CENTRAL HEATING SYSTEM





Approximate Area = 1016 sq ft / 94.4 sq m (excludes garage)

For identification only - Not to scale



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(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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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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