

THOMAS BROWN

ESTATES



30 Poverest Road, Orpington, BR5 2DG

Asking Price: £460,000

- 3 Bedroom, 2 Reception Semi-Detached House
- Potential to Extend Further (STTP)
- Well Located for Poverest Park & Local Stations
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, being offered to the market with no forward chain and boasting fantastic potential to extend further (STPP), located within walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a well presented mature rear garden mainly laid to lawn with a spacious patio, integral garage to the side and a driveway to the front. STPP the property has great potential to extend across the rear, convert the garage and/or the loft space if required as many have done in the location. Please note the property does require modernisation throughout and this has been reflected in the asking price. Poverest Road is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





ENTRANCE PORCH

Double glazed door to front, door to garage, carpet.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

12' 11" x 12' 06" (3.94m x 3.81m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

12' 10" x 9' 11" (3.91m x 3.02m) Understairs cupboard, double glazed window to side, carpet, radiator.

KITCHEN

13' 03" x 7' 05" (4.04m x 2.26m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, integrated microwave, space for washing machine, space for undercounter fridge, double glazed window to rear, double glazed opaque door to side, tiled flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 09" x 9' 11" (3.89m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 11" x 7' 07" (3.94m x 2.31m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 08" x 7' 06" (3.25m x 2.29m) Fitted wardrobe, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, greenhouse, shed.

INTEGRAL GARAGE

17' 04" x 7' 08" (5.28m x 2.34m) Up and over door to front, power and light.

OFF STREET PARKING

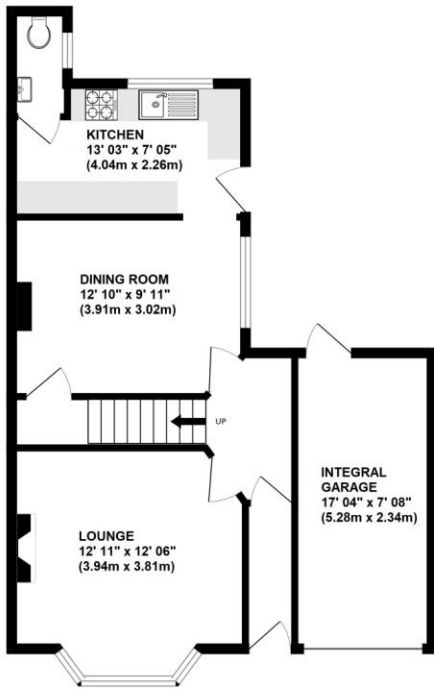
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

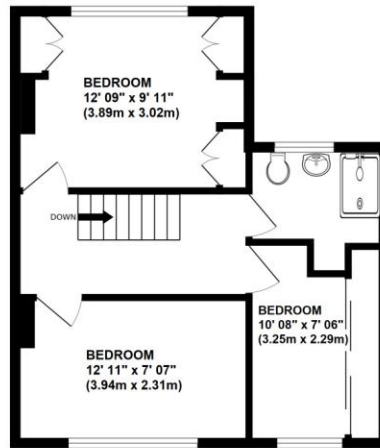
NO FORWARD CHAIN



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.

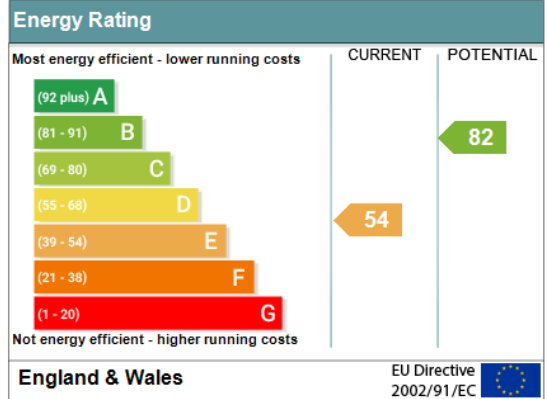


TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Address: 30 Poverest Road, ORPINGTON, BR5 2DG
RRN: 4334-4728-0400-0133-0206



Construction: Standard

Council Tax Band: D

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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