

# THOMAS BROWN

ESTATES



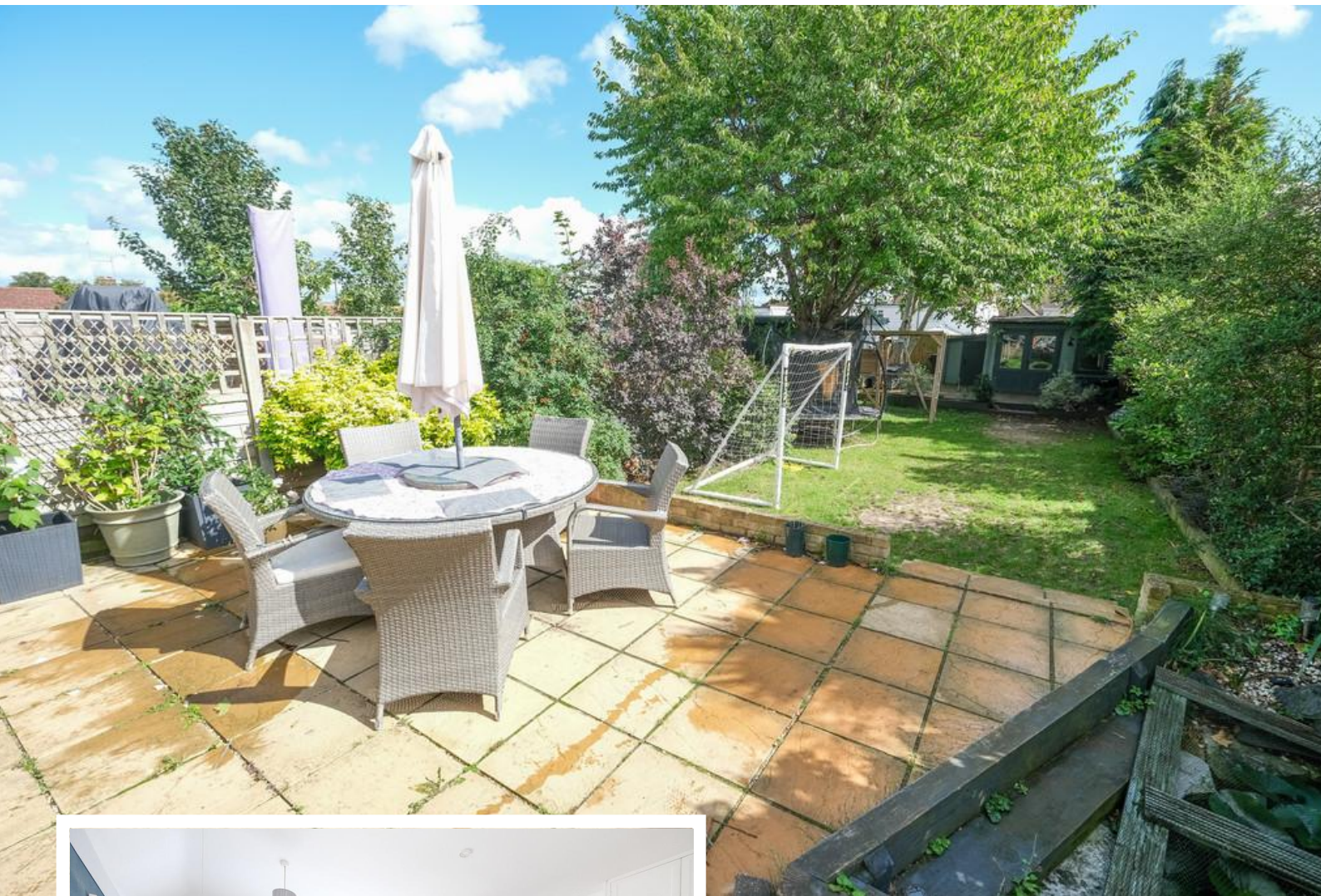
**7 Littlejohn Road, Orpington, BR5 2BX**

**Asking Price: £499,995**

- 3 Bedroom Extended Semi-Detached House
- Well Located for Local Schools & Stations
- Sought After Location
- Home Office, Off Street Parking







## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property, located in a sought after road in the Poverest location and within walking distance of Poverest Park, St. Mary Cray Station, Orpington High Street and Nugent Shopping Centre. The accommodation on offer comprises; entrance hall, lounge, open plan kitchen and dining room with direct access to the rear garden, family bathroom and separate WC to the ground floor. To the first floor there is a landing giving access to three good sized bedrooms. Externally there is off street parking to the front and a very well presented garden to the rear with a sizeable home office perfect for working at home or gym. STPP there is potential to extend further to rear and/or into the loft space. Littlejohn Road is well located for local schools, shops, bus routes and St. Mary Cray & Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.





**ENTRANCE HALL**

Double glazed composite door to front, carpet, radiator.

**LOUNGE**

13' 08" x 12' 07" (4.17m x 3.84m) Log burner, double glazed bay window with shutters to front, carpet, radiator.

**DINING ROOM**

9' 07" x 8' 04" (2.92m x 2.54m) Two double glazed windows to rear, double glazed French doors to rear, laminate flooring.

**KITCHEN**

17' 05" x 8' 11" (5.31m x 2.72m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, range style cooker with extractor over, space for fridge/freezer, tiled splashback, double glazed window to side, laminate flooring, radiator.

**LOBBY**

Storage cupboard, double glazed window to side, tiled flooring, radiator.

**BATHROOM**

Wash hand basin, corner bath with shower over, double glazed opaque window to side, tiled flooring, radiator.

**SEPARATE WC**

Low level WC, wash hand basin, double glazed opaque window to side, tile effect flooring, radiator.

**STAIRS TO FIRST FLOOR LANDING**

Double glazed opaque window to side, carpet.

**BEDROOM 1**

13' 10" x 12' 07" (4.22m x 3.84m) Fitted wardrobes, double glazed window to front, carpet, radiator.

**BEDROOM 2**

9' 07" x 9' 0" (2.92m x 2.74m) Double glazed window to rear, carpet, radiator.

**BEDROOM 3**

9' 01" x 7' 06" (2.77m x 2.29m) Double glazed window to side, carpet, radiator.

**OTHER BENEFITS I INCLUDE:**

**GARDEN**

90' 0" x 26' 0" (27.43m x 7.92m) Patio area with rest laid to lawn, mature shrubs, pond, shed, side access.

**HOME OFFICE**

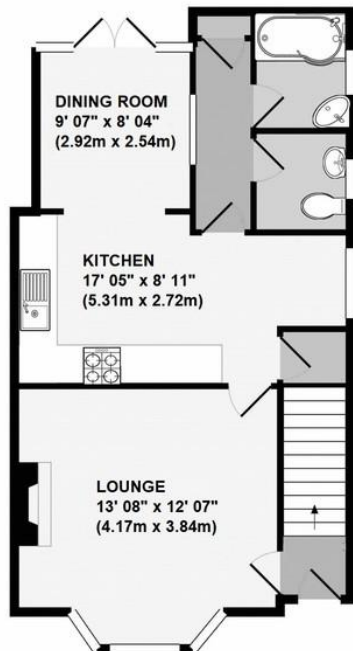
15' 06" x 8' 11" (4.72m x 2.72m) Decked area in front, window to side, power and light, laminate flooring.

**OFF STREET PARKING**

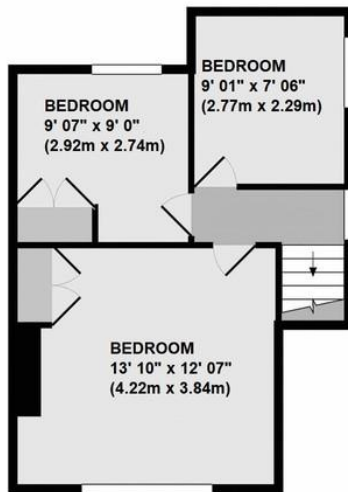
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

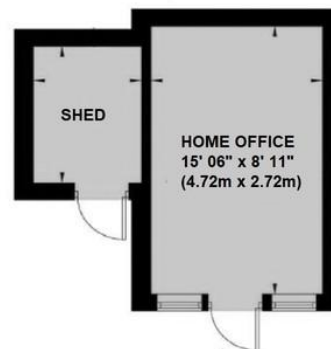




GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(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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