

THOMAS BROWN

ESTATES

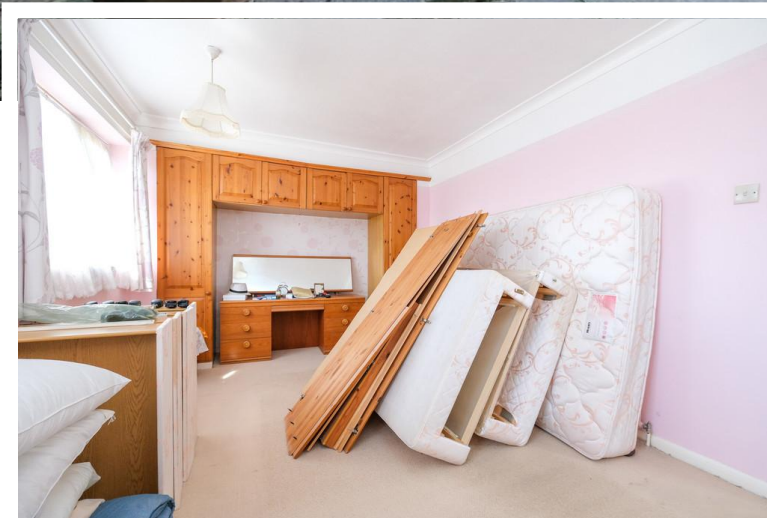


90 Walsingham Road, Orpington BR5 3BN

Asking Price: £410,000

- 2 Double Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, 2 Reception Rooms





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached property boasting fantastic potential to extend (STPP) to the rear with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hallway, lounge, dining room and a fitted kitchen to the ground floor. To the first floor there is a landing giving access to two double bedrooms and a shower room. Externally there is a mature rear garden and a driveway for two vehicles to the front. Please note the property does require modernisation and this has been reflected in the asking price. Walsingham Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed composite door to front, carpet, radiator.

LOUNGE

12' 05" x 11' 08" (3.78m x 3.56m) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 11" x 8' 11" (3.33m x 2.72m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

10' 05" x 7' 04" (3.18m x 2.24m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring.



LEAN-TO

Windows to side, door to rear.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

15' 09" x 9' 11" (4.8m x 3.02m) Fitted wardrobes, two double glazed windows to front, carpet, radiator.



BEDROOM 2

12' 0" x 10' 08" (3.66m x 3.25m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) (approx.) Patio with rest laid to lawn, mature shrubs, brick built storage unit, outside WC.

OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds, covered entrance.

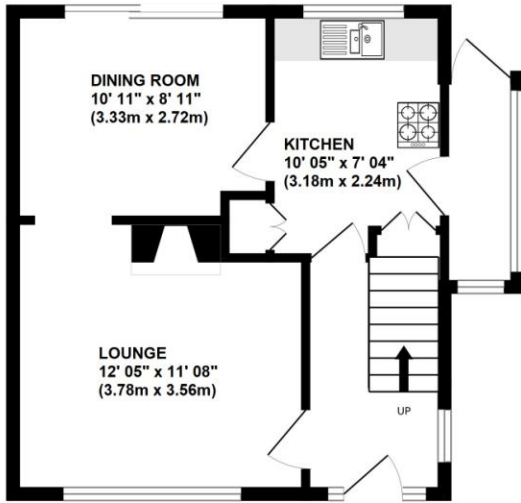
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

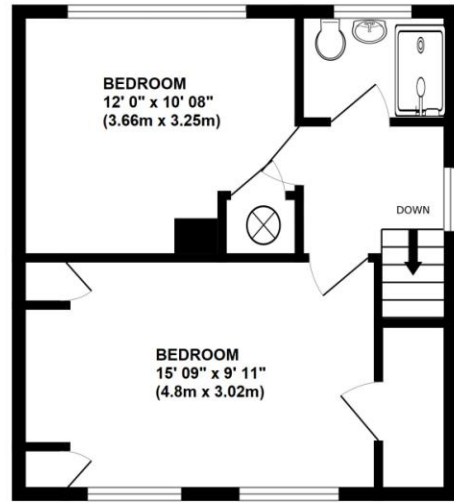
NO FORWARD CHAIN



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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: 90 Walsingham Road, ORPINGTON, BR5 3BN
RRN: 9664-3041-2208-0414-0200

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			85
(69 - 80) C			
(55 - 68) D		64	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Construction: Standard

Council Tax Band: D

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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