

THOMAS BROWN

ESTATES



24 Ramsden Road, Orpington, BR5 4LT

Asking Price: £395,000

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Schools & Stations
- Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom semi-detached property boasting fantastic potential to extend (STPP) to the rear and/or into the loft space with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hallway, lounge that is open plan to the dining room and a fitted kitchen to the ground floor. To the first floor there is a landing giving access to two double bedrooms, bathroom and a separate WC. Externally there is a 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. Ramsden Road is well located for local schools, shops, bus routes and Orpington and St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, understairs storage cupboard, carpet, covered radiator.

LOUNGE

11' 10" x 11' 02" (3.61m x 3.4m) Double glazed window to front, carpet, radiator.

DINING ROOM

9' 04" x 8' 11" (2.84m x 2.72m) Double glazed door and double glazed window to rear, carpet, covered radiator.



KITCHEN

9' 11" x 9' 03" (3.02m x 2.82m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear, door to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

11' 04" x 10' 10" (3.45m x 3.3m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 09" x 9' 02" (3.58m x 2.79m) Fitted and built in wardrobes, double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to front, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

75' 0" (22.86m) Patio area with rest laid to lawn, two sheds, brick built shed, side access.

OFF STREET PARKING

Block paved drive, mature flowerbeds.

DOUBLE GLAZING

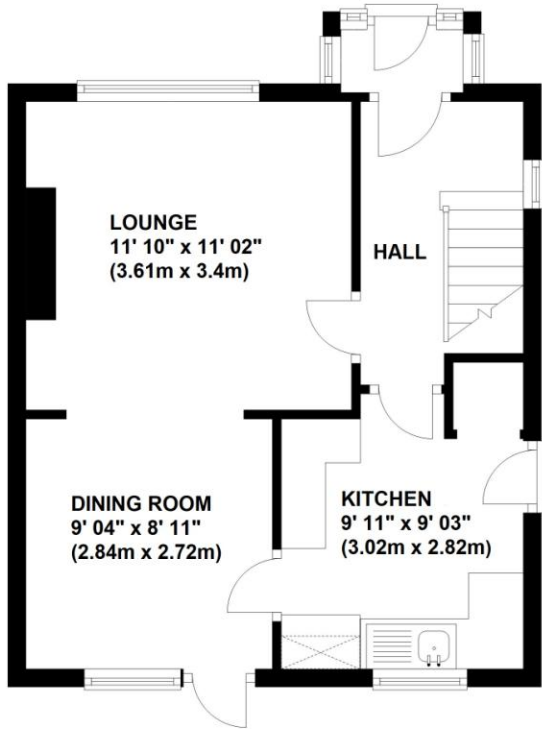
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



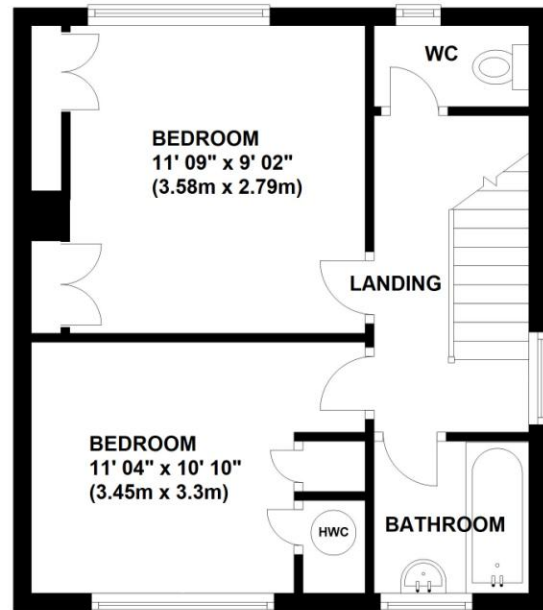
Ground Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 70.9 sq. metres (762.9 sq. feet)



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	
WWW.EPC4U.COM			

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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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