

THOMAS BROWN

ESTATES



37 Hood Avenue, Orpington, BR5 2EE

Asking Price: £650,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Sought After No Through Road
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this very well presented, and rear extended four bedroom, two bathroom semi-detached property situated toward the end of a sought after no through road, and within walking distance of St. Mary Cray Station, Orpington High Street and the Nugent Shopping Centre. The newly refurbished and extended accommodation on offer comprises; large entrance hall, spacious lounge, modern fitted kitchen/diner, utility room and shower-room to the ground floor. To the first floor there is a landing giving access to four bedrooms, and a family bathroom. Externally there is a block paved drive to the front for two vehicles and a private garden to the rear. The property is offered to the market with no forward chain. Please call Thomas Brown Estates to book your appointment to view.



ENTRANCE HALL

Double glazed door to front, double glazed window to side, laminate flooring, radiator.

LOUNGE

13' 05" x 11' 10" (4.09m x 3.61m) (measured into bay) Double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

21' 04" x 19' 06" (6.5m x 5.94m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, understairs storage, bi-folding door to rear garden, laminate flooring, two radiators.

UTILITY ROOM

7' 08" x 5' 09" (2.34m x 1.75m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, dishwasher, tumble dryer, double glazed window to side, central heating boiler, laminate flooring.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed window to side, extractor fan, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet.

BEDROOM 1

13' 06" x 12' 0" (4.11m x 3.66m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 02" x 10' 10" (3.71m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

11' 05" x 7' 06" (3.48m x 2.29m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double glazed window to side, laminate flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" (15.24m) (approx.) Laid to lawn, shed, side access.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

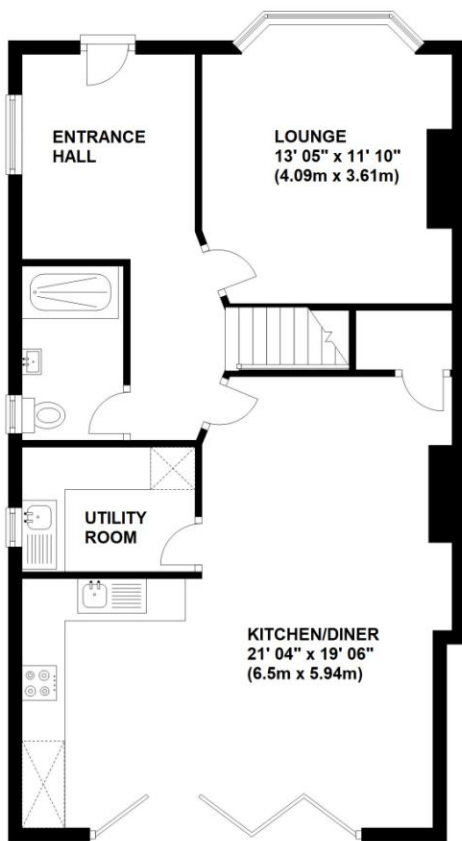
NO FORWARD CHAIN

VERY GOOD CONDITION THROUGHOUT



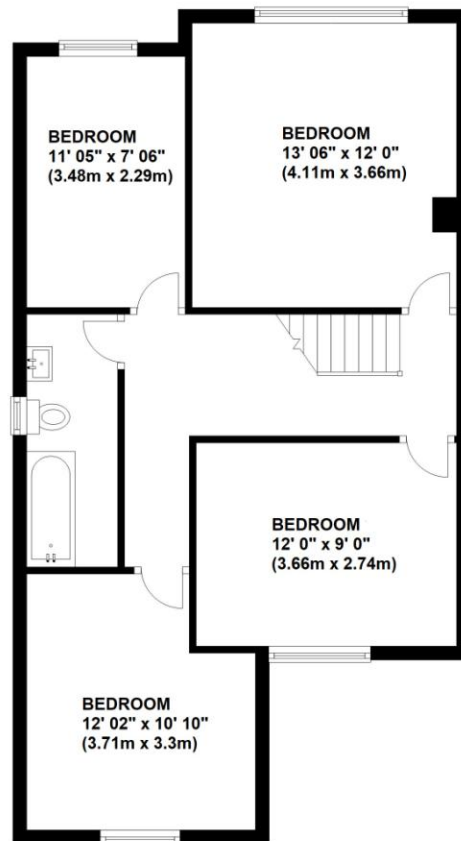
Ground Floor

Approx. 69.7 sq. metres (750.0 sq. feet)



First Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 133.6 sq. metres (1438.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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