

THOMAS BROWN

ESTATES



97 Sevenoaks Way, Orpington, BR5 3AG

Asking Price: £415,000

- 2 Double Bedroom Semi-Detached Bungalow
- Wonderful 100' Rear Garden
- Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow, being offered to the market with no forward chain, boasting a wonderful 100' rear garden, garage and potential workshop with rear access and fantastic potential to extend across the rear and/or into the loft as many have done in the local area (STPP). The property comprises: entrance hall, lounge, two double bedrooms, shower room and a kitchen/breakfast room. Externally there is a very well presented rear garden with a large workshop and garage which has great potential to convert into storage, workspace and/or home office. To the front is a block paved driveway for two-three vehicles. Sevenoaks Way is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate all the unique factors this property has to offer.



ENTRANCE HALL

Double glazed door to side, carpet and part tiled flooring, radiator.

LOUNGE

14' 02" x 12' 0" (4.32m x 3.66m) Double glazed bay window to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

16' 06" x 7' 09" (5.03m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, two double glazed windows to rear, double glazed door to rear, tiled flooring, radiator.



BEDROOM 1

11' 11" x 10' 08" (3.63m x 3.25m) Double glazed window to front, exposed floorboards, radiator.

BEDROOM 2

12' 01" x 9' 08" (3.68m x 2.95m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

100' 0" x 45' 0" (30.48m x 13.72m) Patio area with part laid to lawn, path, mature shrubs, pond, side access.

OFF STREET PARKING

Block paved drive for 2/3 vehicles, mature flowerbeds.

GARAGE

18' 02" x 9' 08" (5.54m x 2.95m) Up and over door.

WORKSHOP/POTTING SHED

18' 02" x 12' 11" (5.54m x 3.94m)
DOUBLE GLAZING

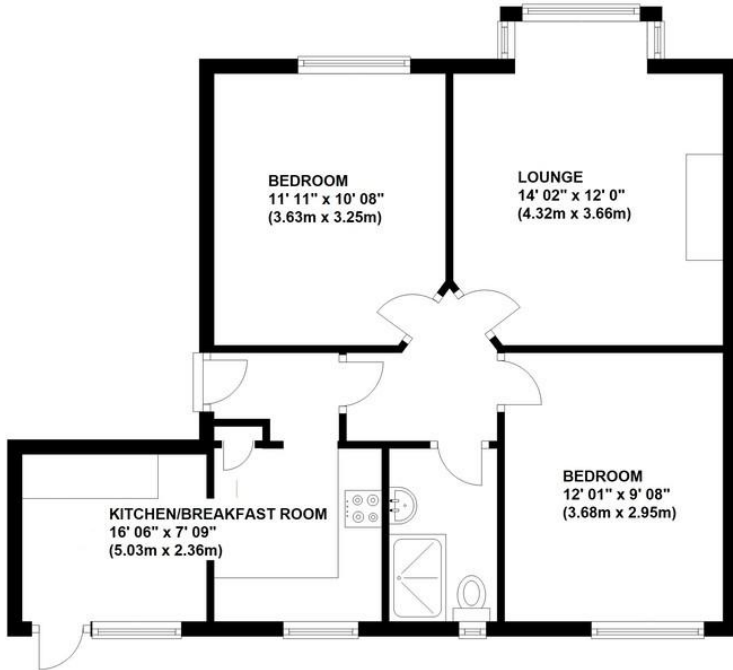
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



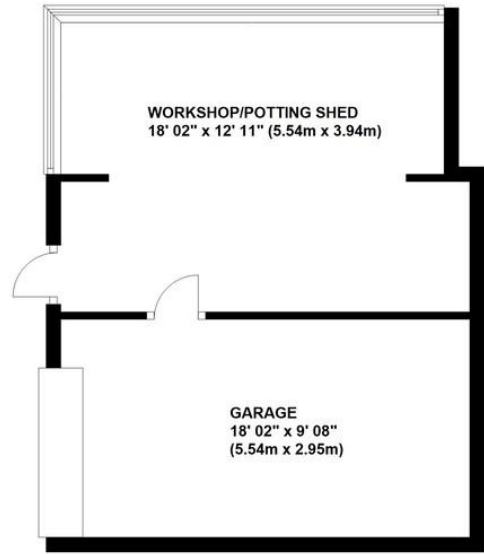
Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



Outbuilding

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 96.9 sq. metres (1043.2 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		86
(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	

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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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