

# THOMAS BROWN

ESTATES

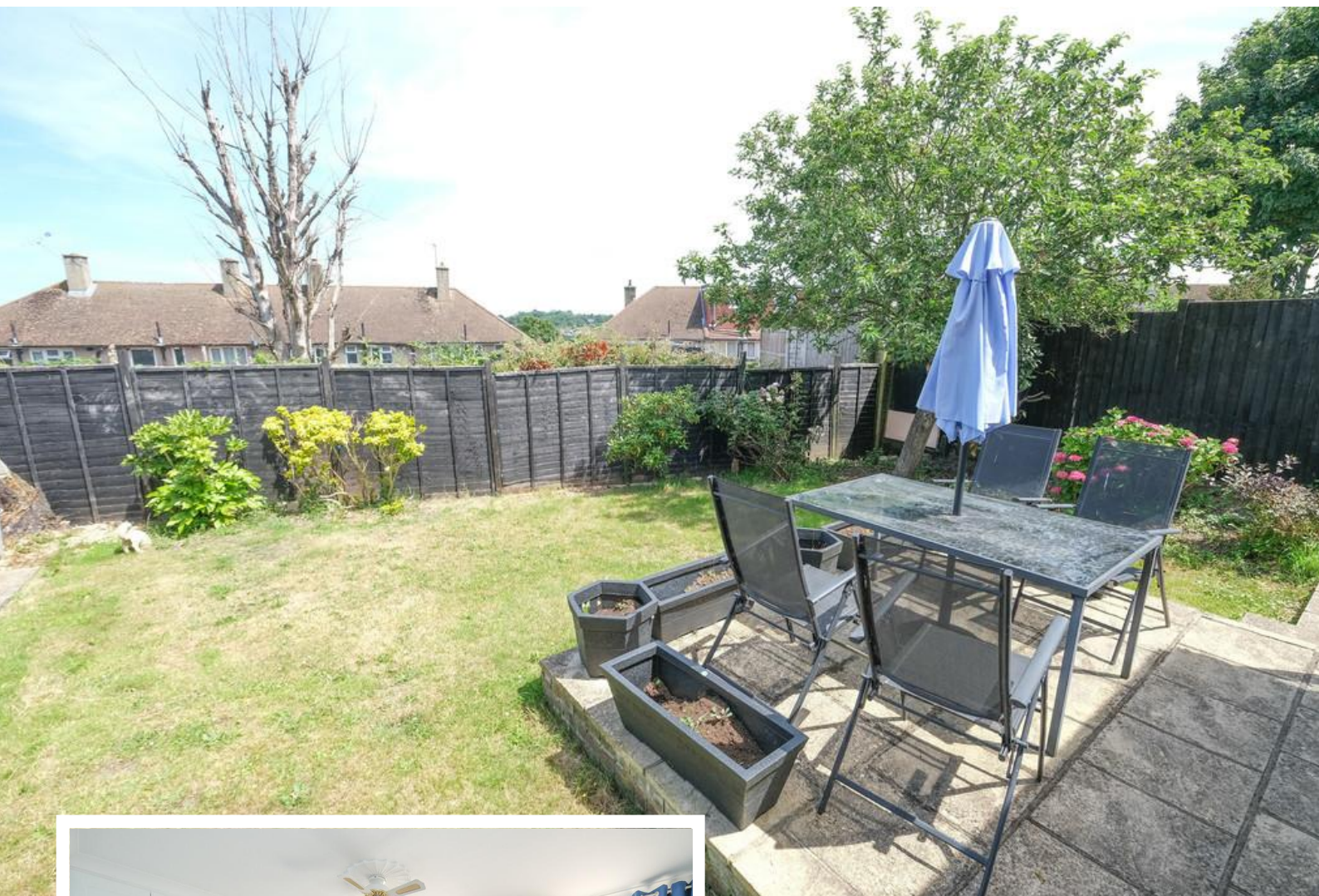


**24 Batchwood Green, Orpington, BR5 2NE**

**Asking Price: £295,000**

- 2 Double Bedroom Ground Floor Flat
- Private Front & Rear Gardens, No Forward Chain
- Side Extended, Deceptively Spacious
- Well Located for St. Mary Cray Station, Driveway





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, side extended and deceptively spacious ground floor apartment boasting a driveway, private front and rear gardens and a short walk to local shops and St. Mary Cray Station. The property is being offered to the market with no forward chain and comprises: communal entrance, spacious private entrance hall with storage and direct access to the rear garden via a lobby area, dual aspect 23'3 lounge/dining room, modern fitted kitchen, shower room and two double bedrooms. Externally the property benefits from a private rear garden mainly laid to lawn and a patio area perfect for alfresco dining and entertaining with a driveway to the front. Batchwood Green is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to view to fully appreciate the quality of finish and floorspace on offer.



#### FRONT

Driveway with rest laid to lawn.

#### COMMUNAL ENTRANCE

#### ENTRANCE HALL

Door to side, engineered wood flooring, radiator.

#### LOUNGE/DINING ROOM

23' 03" x 9' 08" (7.09m x 2.95m) Double glazed French doors to rear, two double glazed windows to front, carpet, two radiators.

#### KITCHEN

11' 01" x 8' 01" (3.38m x 2.46m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated hob with extractor over, integrated oven, integrated fridge/freezer, space for dishwasher, space for washing machine, double glazed window to rear, engineered wood flooring, radiator.



#### LOBBY

Double glazed door and window to rear, storage cupboard, tiled flooring, radiator.

#### BEDROOM 1

14' 01" x 12' 03" (4.29m x 3.73m) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

12' 03" x 9' 03" (3.73m x 2.82m) Built in wardrobe, double glazed window to front, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower, opaque double glazed window to rear, tiled walls and flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

45' 0" x 31' 0" (13.72m x 9.45m) Patio area with rest laid to lawn, workshop and shed.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

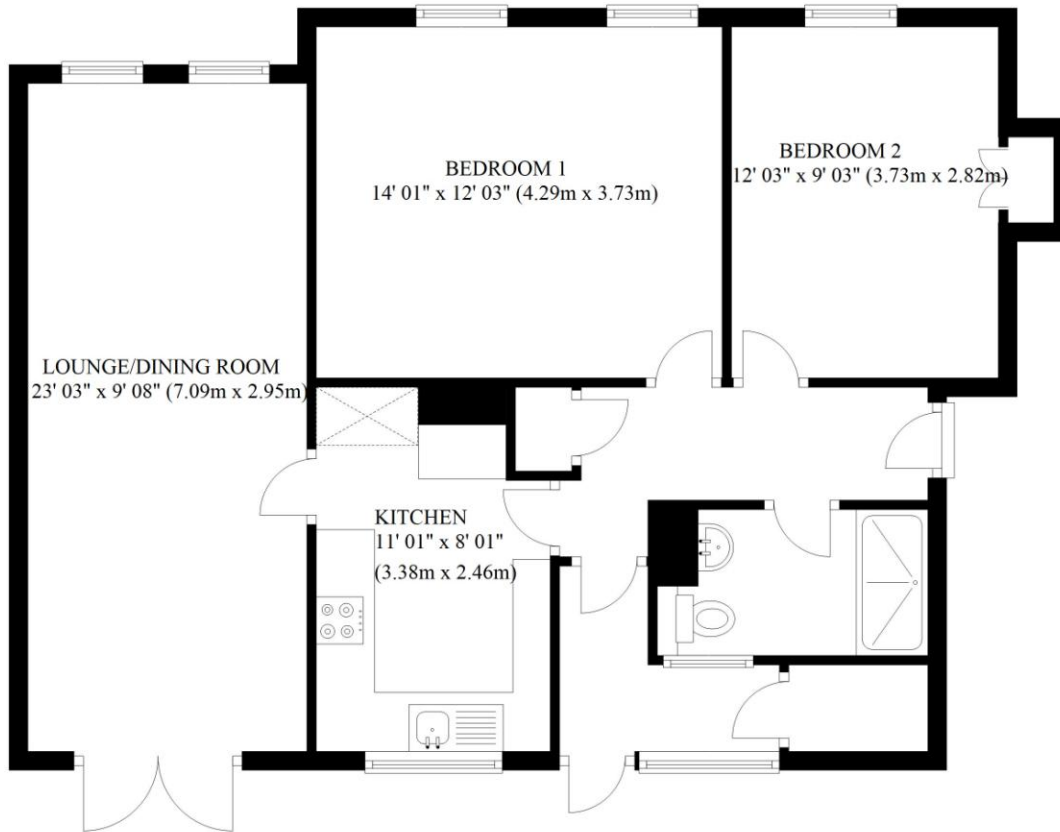
#### LEASEHOLD

83 years remaining - As advised by Vendor.



## Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)



Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 83 years remaining

**Ground rent: £10 PA - As advised by Vendor. Service Charge £779 pa incl block caretaking and building insurance.**  
**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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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>	71	74
(55-68)	<b>D</b>		
(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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