

THOMAS BROWN

ESTATES



34 Chalk Pit Avenue, Orpington, BR5 3JH

Asking Price: £440,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for St. Mary Cray Station
- Fantastic Potential to Extend (STPP)
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom semi-detached house, set within a popular residential road in Orpington boasting fantastic potential to extend STPP. The accommodation comprises; entrance hall, lounge, dining room, modern kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms, bathroom and a separate WC. Externally, there is a well kept garden to the front and rear of the property. STPP there is potential to extend across the rear and/or into the loft space as many have done in the location. Chalk Pit Avenue is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Internal viewing is highly recommended, please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE HALL

Double glazed composite door to front, double glazed opaque window with shutters to front, tiled flooring, covered radiator.

LOUNGE

11' 03" x 10' 11" (3.43m x 3.33m) Double glazed bay window with shutters to front, carpet, covered radiator.

DINING ROOM

12' 09" x 10' 10" (3.89m x 3.3m) Double glazed sliding doors and double glazed window with shutters to rear, tiled flooring, covered radiator.

KITCHEN

11' 02" x 8' 04" (3.4m x 2.54m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled splashback, wine cooler, double glazed window with shutters to side, double glazed opaque door to side, tiled flooring.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed window with shutters to side, carpet.

BEDROOM 1

11' 09" x 10' 11" (3.58m x 3.33m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 2

11' 0" x 10' 11" (3.35m x 3.33m) Double glazed window with shutters to rear, carpet, radiator.

BEDROOM 3

8' 05" x 7' 09" (2.57m x 2.36m) Double glazed window with shutters to rear, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window with shutters to front, tiled walls, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window with shutters to side, tiled walls, tiled flooring.

OTHER BENEFITS I INCLUDE:

SOUTH FACING REAR GARDEN

46' 0" (14.02m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT GARDEN

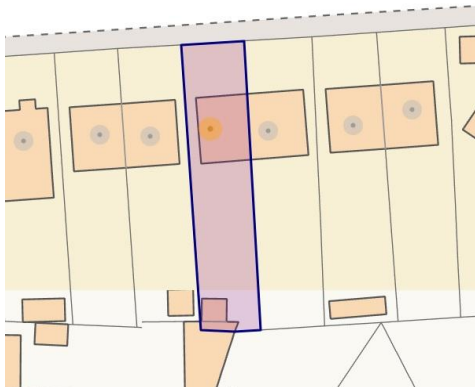
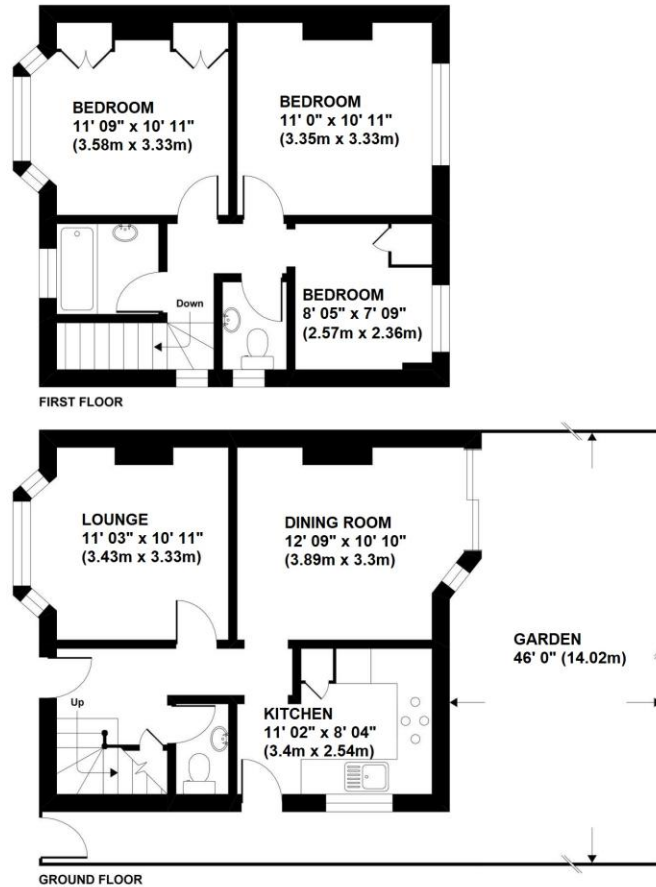
Laid to lawn, could be converted into a driveway (STPP).

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Approximate Area = 934 sq ft / 86.7 sq m
For identification only - Not to scale



Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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