

THOMAS BROWN

ESTATES



5 Hearn's Road, Orpington, BR5 3NF

Asking Price: £475,000

- 3 Bedroom, 2 Reception Room Detached Bungalow
- Well Located for St. Mary Cray Station
- Garage & Off Street Parking
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, three bedroom two reception room detached bungalow, situated within walking distance to Nugent Shopping Centre and St. Mary Cray Station, with the added bonus of being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hall, lounge, dining room, kitchen, lean-to with direct access to the rear garden, three bedrooms and family bathroom. Externally there is a mature garden to the rear, garage to the side and a driveway to the front. Hearn Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange a viewing to fully appreciate what this bungalow has to offer.



ENTRANCE PORCH

Double glazed door to side, tiled flooring.

ENTRANCE HALL

Door to side, laminate flooring, radiator.

LOUNGE

17' 08" x 10' 11" (5.38m x 3.33m) Two double glazed windows to front, carpet, radiator.

DINING ROOM

10' 06" x 9' 11" (3.2m x 3.02m) Double glazed window to side, carpet, radiator.

KITCHEN

11' 01" x 7' 09" (3.38m x 2.36m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated gas hob, space for undercounter fridge, space for washing machine, space for dishwasher, breakfast bar, double glazed window to side and rear, tiled flooring, radiator.

LEAN-TO

14' 08" x 7' 02" (4.47m x 2.18m) Windows to side and rear, French doors to rear, tiled flooring.

BEDROOM

10' 11" x 10' 02" (3.33m x 3.1m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

BEDROOM

10' 07" x 8' 11" (3.23m x 2.72m) Fitted wardrobe, window to rear, laminate flooring, radiator.

BEDROOM

10' 07" x 8' 11" (3.23m x 2.72m) Fitted wardrobe, window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, part tiled walls, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 28' 0" (10.67m x 8.53m) Patio area with rest laid to lawn, mature shrubs, side access.

GARAGE

21' 07" x 11' 04" (6.58m x 3.45m) Up and over door, window to side, door to side, power and light.

OFF STREET PARKING

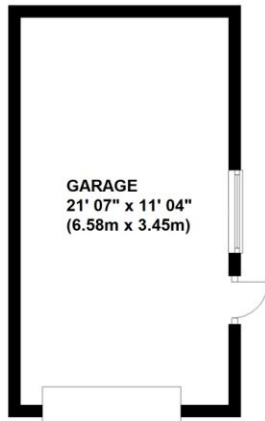
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



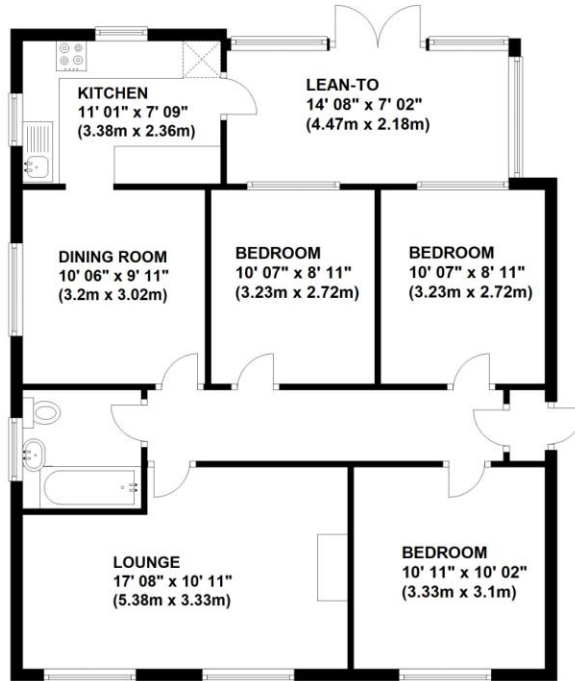
Garage

Approx. 22.2 sq. metres (239.5 sq. feet)



Ground Floor

Approx. 87.7 sq. metres (944.3 sq. feet)



Total area: approx. 110.0 sq. metres (1183.8 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(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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