

# THOMAS BROWN

ESTATES

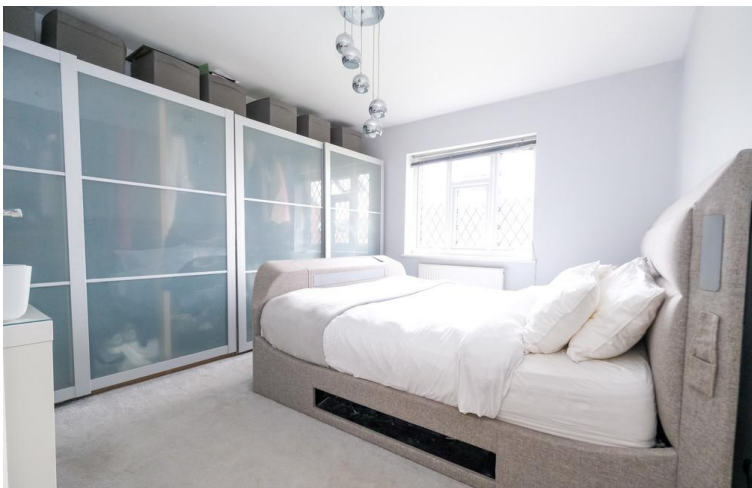


**29 Wisley Road, Orpington, BR5 3DS**

**Offers IEO: £460,000**

- 3 Bedroom Semi-Detached House
- Close Proximity to Midfield Primary School
- Fantastic Potential to Extend (STPP)
- Immaculately Presented, High Specification





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom semi-detached property situated within close proximity of the 'Outstanding' Midfield Primary School, boasting a high specification of finish and fantastic potential to extend STPP. The property comprises: entrance hallway, lounge with feature bay window, open plan kitchen/dining room and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a larger than average rear garden with a spacious patio perfect for alfresco dining and entertaining, and on road parking to the front. STPP the property could be extended across the rear and/or into the loft space as many have done in the local area. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the specification on offer.



#### ENTRANCE HALL

Opaque composite door to front, double glazed opaque window to side, tiled flooring, radiator.

#### LOUNGE

15' 07" x 14' 06" (4.75m x 4.42m) Double glazed bay window to front, carpet, radiator.

#### KITCHEN/DINER

17' 07" x 9' 08" (5.36m x 2.95m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher, two double glazed windows to rear, door to side, tiled flooring, radiator.



#### LOBBY

Double glazed opaque door to side, vinyl flooring.

#### CLOAKROOM

Low level WC, understairs cupboard, double glazed opaque window to side, vinyl flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Bespoke balustrade, double glazed window to side, carpet.

#### BEDROOM 1

14' 03" x 11' 07" (4.34m x 3.53m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

13' 02" x 8' 02" (4.01m x 2.49m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 05" x 9' 01" (3.78m x 2.77m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with rainforest showerhead and shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" x 30' 0" (18.29m x 9.14m) Patio area with rest laid to lawn, mature shrubs, side access.

#### FRONT

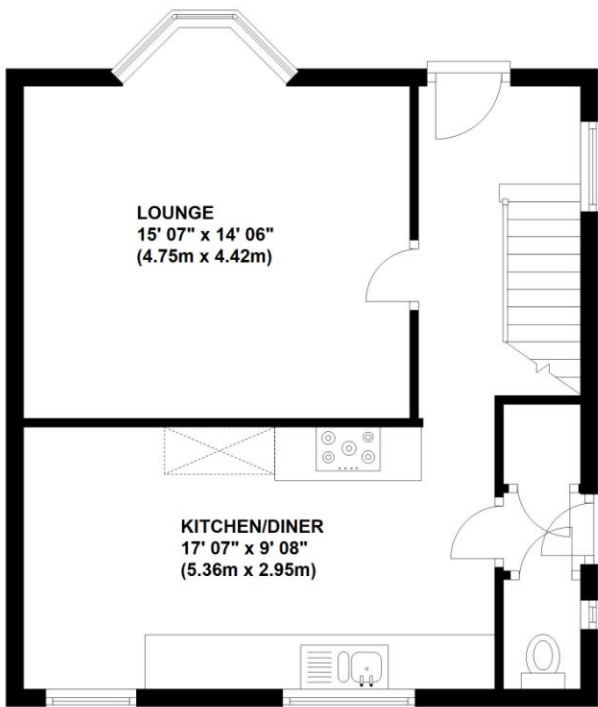
Mature hedgerow, path to front door, on road parking.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

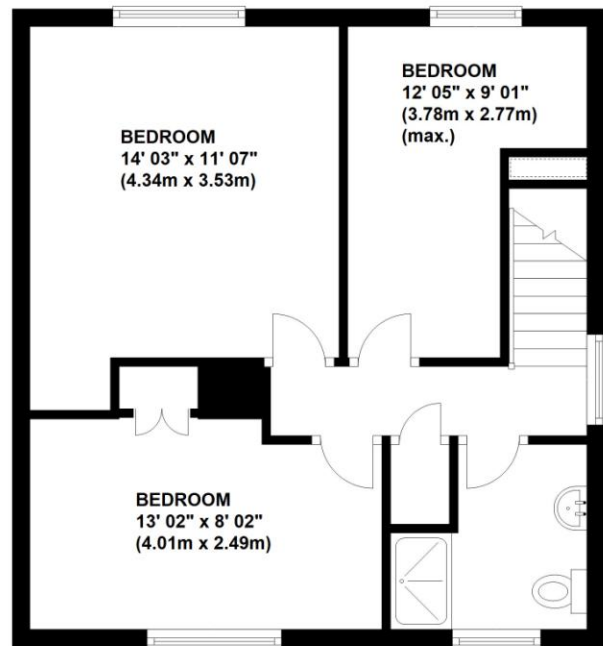
## Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



## First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(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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**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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