

THOMAS BROWN

ESTATES

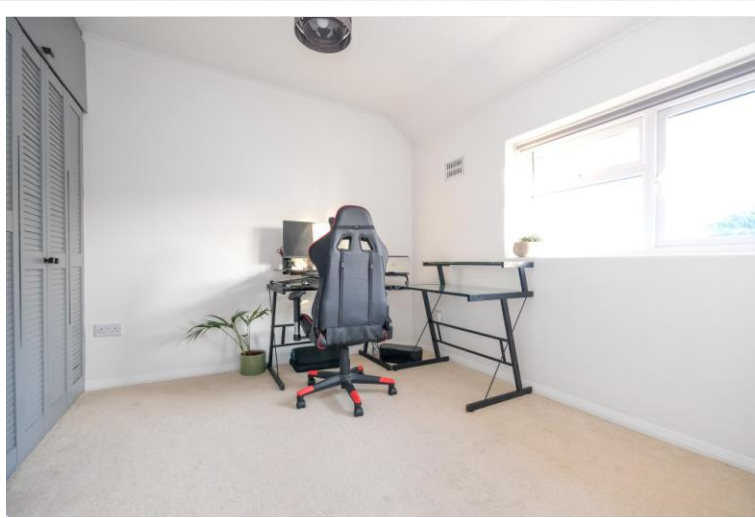


93 Midfield Way, Orpington, BR5 2QN

Offers IEO: £375,000

- 2 Double Bedroom End of Terrace House
- Well Located for the Sought after Midfield Primary School
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom property set back from the road, being offered to the market with no forward chain, boasting great potential to extend (STPP) and is within walking distance to St. Mary Cray Station, local shops and the sought after Outstanding Ofsted Midfield Primary School. The accommodation on offer comprises: entrance porch, spacious living room and a kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms (the master bedroom is large enough to convert into two bedrooms as many have done in the local area) and a modern family bathroom. Externally there are front and rear gardens, lean to storage area to the side and ample on road parking. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done locally. Midfield Way is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange a viewing to appreciate the specification and potential of the property on offer.



ENTRANCE PORCH

Brick base, door to side, windows to three sides, tiled flooring.

LOUNGE

18' 06" x 12' 05" (5.64m x 3.78m) (measured at maximum) Composite door to front, double glazed window to front, laminate flooring, radiator

KITCHEN/DINER

19' 0" x 9' 06" (5.79m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed door to side, double glazed French doors to rear, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, double glazed window to side, carpet.

BEDROOM 1

18' 7" x 10' 7" (5.66m x 3.23m) Built in storage, two double glazed windows to front, carpet, two radiators.

BEDROOM 2

9' 9" x 8' 10" (2.97m x 2.69m) (measured to front of wardrobes) Fitted and built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, two double glazed opaque windows to rear, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

32' 0" (9.75m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT GARDEN

Laid to lawn, mature flowerbeds, path to front door.

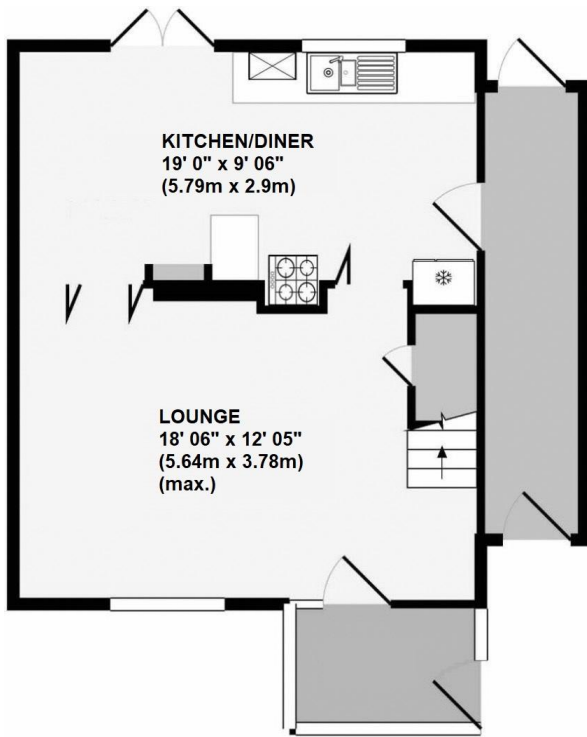
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

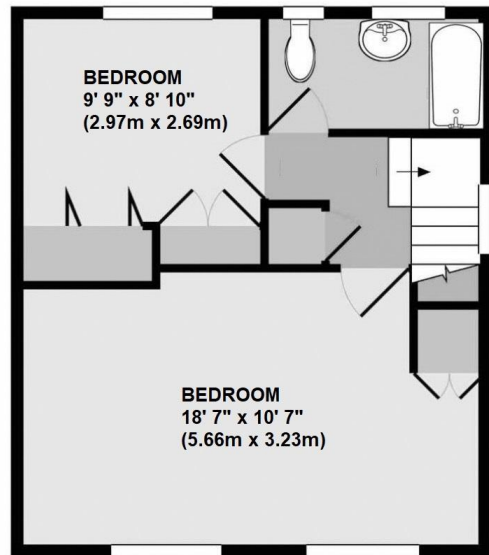
NO FORWARD CHAIN

AMPLE ON ROAD PARKING





GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(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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