

THOMAS BROWN

ESTATES



19 Berens Road, Orpington, BR5 4DB

Asking Price: £425,000

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Well Located for St. Mary Cray & Local Shops
- Sought After Location
- Deceptively Spacious, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (914 SQFT), purpose built three bedroom mid terrace property set within a popular residential location in Orpington, with the added benefit of being within walking distance of St. Mary Cray Station and Nugent Shopping Centre. The property comprises of: entrance porch and hallway, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor there is a landing providing access to three bedrooms (two being good size doubles) and a smart family bathroom. Externally there is a good size rear garden mainly laid to lawn with side access and a driveway to the front for two vehicles. STPP there is potential to extend across the rear and/or convert the loft space as many have done in the local area. The property is well located for St. Mary Cray mainline station, M25, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the quality of accommodation and potential on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque door and double glazed opaque panel to front, tiled flooring.

ENTRANCE HALL

Opaque composite door to front, carpet, radiator.

LOUNGE

13' 02" x 12' 0" (4.01m x 3.66m) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 11" x 9' 03" (3.33m x 2.82m) Double glazed sliding door to rear, understairs cupboard, tiled flooring, radiator.



KITCHEN

10' 0" x 9' 06" (3.05m 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 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, tiled splashback, double glazed window to rear, double glazed opaque door to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

13' 03" x 10' 09" (4.04m x 3.28m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 02" x 10' 02" (3.71m x 3.1m) Two double glazed windows to rear, carpet, radiator.

BEDROOM 3

9' 01" x 7' 05" (2.77m x 2.26m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with digital shower over, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

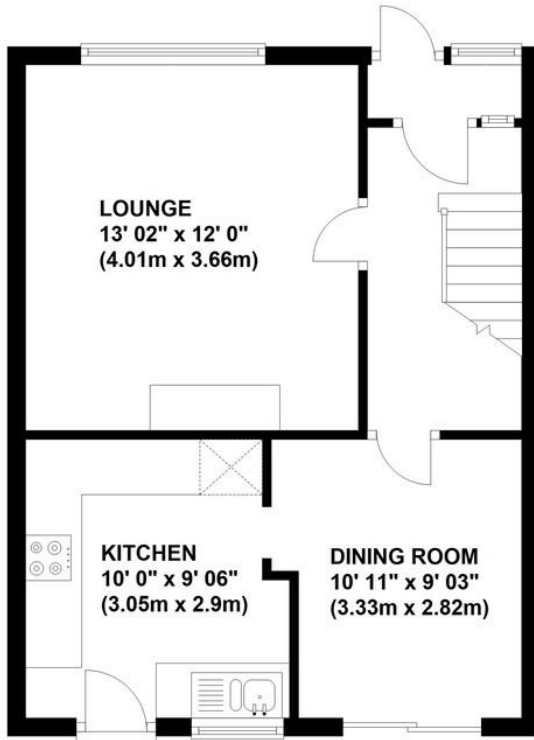
82' 0" (24.99m) Patio area with rest laid to lawn, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

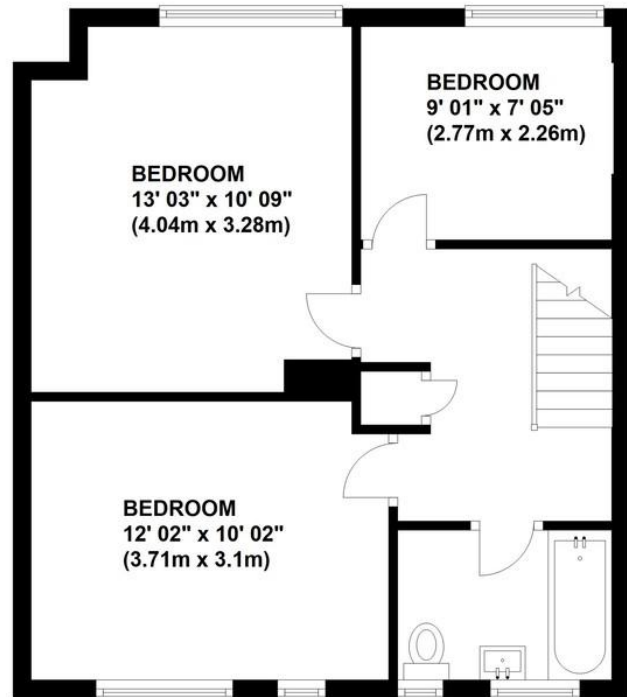
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 sq. feet)



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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