

THOMAS BROWN

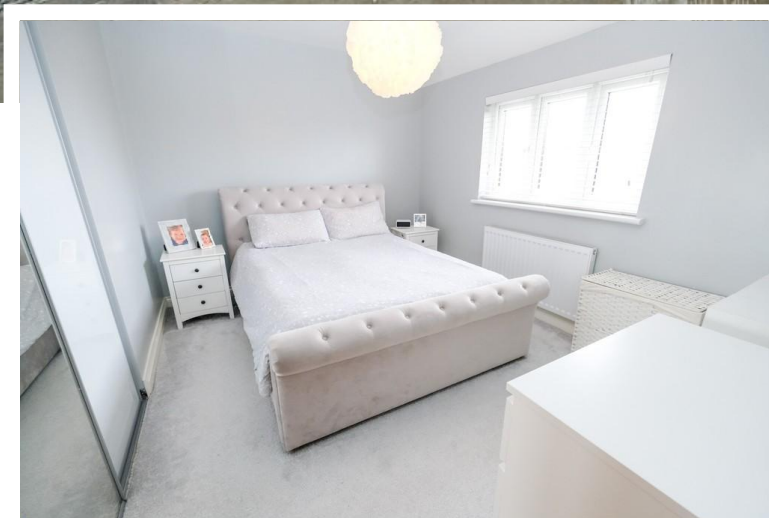
ESTATES



304 Chipperfield Road, Orpington, BR5 2LP **Asking Price: £400,000**

- 3 Bedroom End of Terrace House
- Recently Modernised & Side Extended
- Well Located for St. Mary Cray Station
- Very Well Presented, Set Back from Road





Property Description

Thomas Brown Estates are delighted to offer this recently modernised and very well presented, extended three bedroom end of terrace property set back from the road on an elevated position within a short few minutes walk to St. Mary Cray Station and local shops. The property comprises: entrance porch and hall, lounge, modern fitted kitchen and a conservatory with direct access to the rear garden to the ground floor. To the first floor there are three bedrooms and a shower room. Externally there is a well presented rear garden and a garage which has vehicular access from the rear. Please note the garage could be removed and/or parking be created by utilising the back of the garden as others have done on the road. Chipperfield Road is well located for St. Mary Cray Station, Nugent Shopping Centre, local schools, shops and bus routes. Internal viewing is highly recommended to appreciate the floor space and specification on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque door to front, tiled flooring.

ENTRANCE HALL

Door to front, tiled flooring, radiator.

LOUNGE

12' 06" x 12' 03" (3.81m x 3.73m) Double glazed window to front, carpet, radiator.

KITCHEN

15' 01" x 8' 03" (4.6m x 2.51m) Range of matching wall and base units with solid wood worktops over, one and a half bowl stainless steel sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to rear, tiled flooring.

LOBBY

Two storage cupboards, double glazed door to conservatory, tiled flooring.

CONSERVATORY

10' 0" x 7' 06" (3.05m x 2.29m) Double glazed door to rear, double glazed panels to side and rear, double glazed opaque panel to front, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12' 02" x 9' 06" (3.71m x 2.9m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

9' 07" x 8' 05" (2.92m x 2.57m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 02" x 6' 0" (2.18m x 1.83m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower with rainforest showerhead and attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

48' 0" x 32' 0" (14.63m x 9.75m)

Patio area with rest laid to lawn, flowerbeds, rear access.

FRONT

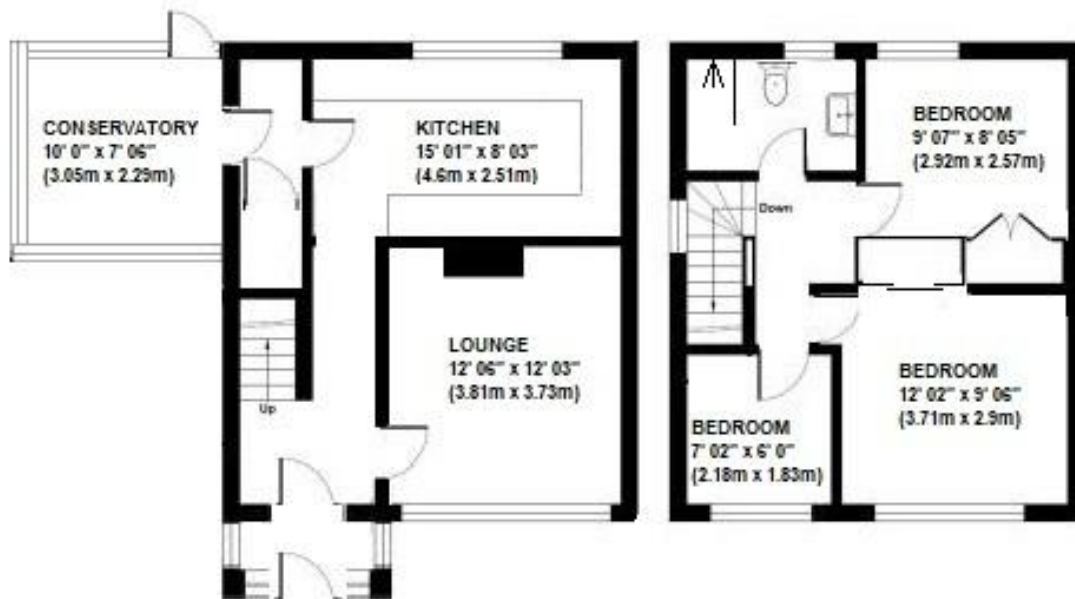
Low maintenance, paved, flowerbeds.

GARAGE

Rear access.

DOUBLE GLAZING





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential), 31st October 2023. REF: 1227056



Construction: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Council Tax Band: C

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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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