

THOMAS BROWN

ESTATES



7 Friar Road, Orpington, BR5 2BL

Asking Price: £465,000

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Well Located for Local Schools & Poverest Park
- Rear Extended, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom rear extended semi-detached bungalow, located in a sought after road in the Poverest location and within walking distance of St. Mary Cray Station, Poverest Park, Orpington High Street and Nugent Shopping Centre. Although the property already boasts a strong floor space, there is potential to extend further to the rear and/or into the loft space as others have done in the local area. The accommodation on offer comprises; entrance porch and hall, dual aspect 23'9 lounge/diner with direct access to the rear garden, kitchen, two double bedrooms and a wet room style shower room. Externally there is off street parking to the front, garage to the side and a well presented garden to the rear. Friar Road is very well located for local schools, Marion Crescent shops, bus routes and St. Mary Cray & Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the accommodation, potential and location on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed panel to front and side, vinyl flooring.

ENTRANCE HALL

Double glazed opaque door, loft access, laminate flooring.

LOUNGE/DINER

23' 09" x 10' 10" (7.24m x 3.3m) Double glazed window to front, double glazed sliding doors to rear, laminate flooring, two radiators.

KITCHEN

11' 03" x 9' 04" (3.43m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed opaque door to side, double glazed window to rear, tiled walls, vinyl flooring, radiator.

BEDROOM 1

11' 06" x 10' 04" (3.51m x 3.15m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

BEDROOM 2

11' 07" x 9' 0" (3.53m x 2.74m) Fitted wardrobes, double glazed window to side, laminate flooring, radiator.



WET ROOM STYLE SHOWER ROOM

Low level WC, wash hand basin, shower and attachment, double glazed opaque window to side, tiled walls, heated towel rail.



OTHER BENEFITS INCLUDE:

SOUTHERLY FACING GARDEN

60' 0" x 32' 0" (18.29m x 9.75m) Patio area, artificial lawn, mature flowerbeds, electric awning, shed with power and light, side access.

OFF STREET PARKING

Driveway and access to garage, low maintenance, shrubs.

GARAGE

19' 11" x 8' 10" (6.07m x 2.69m)

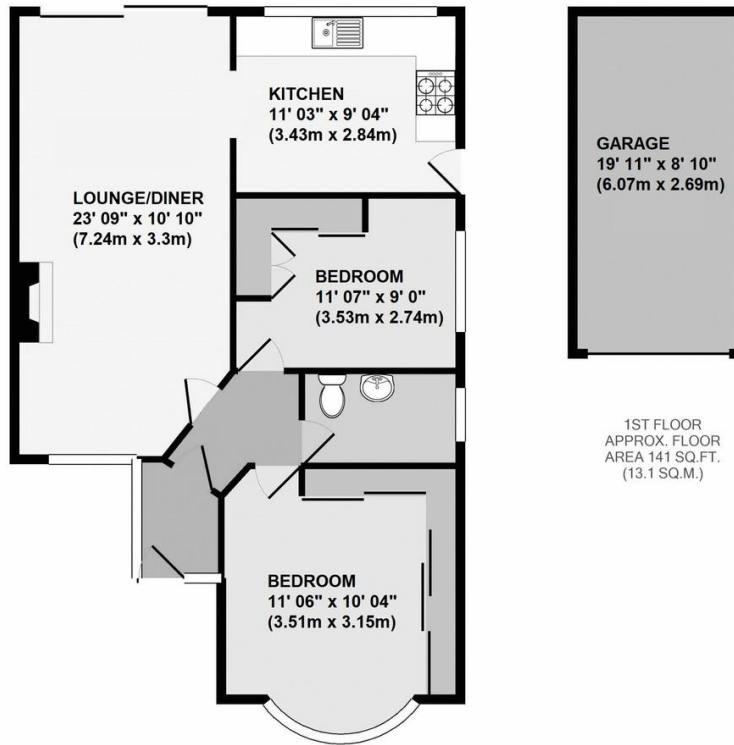
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

14 X 3.6 KW SOLAR PANELS

Current Vendor has advised us that they have earned income from the solar panels.



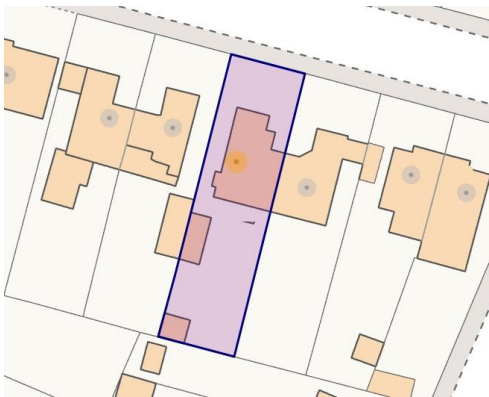


1ST FLOOR
APPROX. FLOOR
AREA 141 SQ.FT.
(13.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 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		97
(81-91)	B	81	
(69-80)	C		
(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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