

THOMAS BROWN

ESTATES



21 Breakspears Drive, Orpington, BR5 2RU **Asking Price: £430,000**

- 3 Bedroom Semi-Detached House
- Close Proximity to Midfield Primary School
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented, larger style purpose built three bedroom semi-detached property situated within close proximity of the 'Outstanding' Midfield Primary School, boasting fantastic potential to extend STPP and is being offered to the market with no forward chain. The property comprises: entrance porch and hallway, lounge leading to the lean to, dining room, kitchen 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 a driveway to the front. STPP the property could be extended across the rear further and/or into the loft space as many have done in the local area. Please note the property does not have a gas central heating system but does have a gas supply to the house (this has been reflected in the asking price). 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.



ENTRANCE PORCH

Double glazed opaque door to side, double glazed window to front, vinyl flooring.

ENTRANCE HALL

Double glazed opaque door to front, double glazed panel to front, laminate flooring.

LOUNGE

15' 05" x 11' 07" (4.7m x 3.53m) Double glazed sliding door to lean-to, carpet.

LEAN-TO

10' 09" x 8' 09" (3.28m x 2.67m) Double glazed windows to side & rear, double glazed door to side, carpet.

DINING ROOM

11' 08" x 8' 11" (3.56m x 2.72m) Double glazed window to front, laminate flooring, wall mounted heater.



KITCHEN

11' 08" x 8' 11" (3.56m x 2.72m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, gas hob, space for washing machine, space for table and chairs, double glazed window to rear, double glazed window to side, tiled flooring.

LOBBY

Space for fridge/freezer, double glazed opaque door to side, tiled flooring.

CLOAKROOM

Low level WC, opaque window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, airing cupboard, double glazed window to side, carpet, wall mounted heater.



BEDROOM 1

15' 09" x 11' 06" (4.8m x 3.51m) Fitted wardrobes, two double glazed windows to rear, carpet, wall mounted heater.

BEDROOM 2

13' 0" x 9' 11" (3.96m x 3.02m) Fitted wardrobes, double glazed window to front, carpet, wall mounted heater.

BEDROOM 3

10' 01" x 7' 01" (3.07m x 2.16m) Double glazed window to front, carpet.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

60' (18.29m) Patio area, artificial law, mature flowerbeds, three sheds, side access.

FRONT

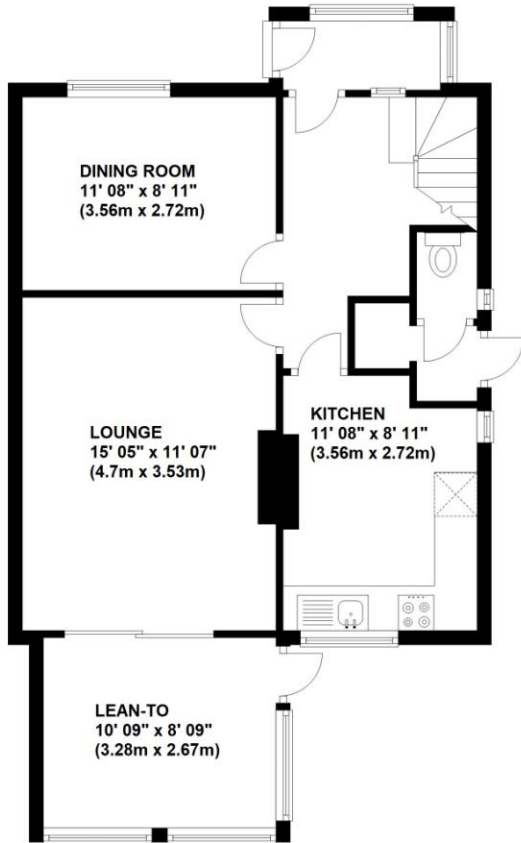
Drive, side access.

DOUBLE GLAZING

NO FORWARD CHAIN

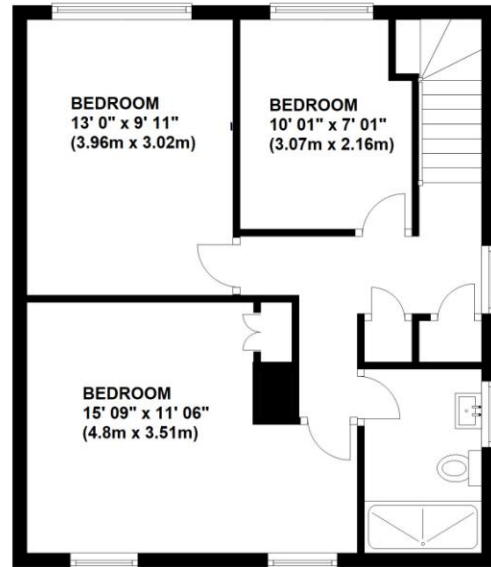
Ground Floor

Approx. 59.5 sq. metres (641.0 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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