

THOMAS BROWN

ESTATES



19 Broom Avenue, Orpington, BR5 3BS

Asking Price: £395,000

- 2 Bedroom End of Terrace House
- Potential to Extend (STPP)
- Well Located for St. Mary Cray & Local Shops
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented, two bedroom end of terrace property being offered to the market with no forward chain, boasting a 17'08 kitchen/diner and a 90' rear garden. Located within walking distance to St. Mary Cray Station and local shops the property comprises: entrance hall, lounge and a kitchen/diner that spans the rear of the property with direct access to the garden to the ground floor. To the first floor are two bedrooms and a large family bathroom. Externally there is a 90' rear garden (with side access) perfect for entertaining and alfresco dining and a driveway to the front for two vehicles. STPP there is potential to extend across the rear and/or into the loft space as others have done on the road. Broom Avenue is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed opaque door to front, vinyl flooring, radiator.

LOUNGE

14' 02" x 12' 10" (4.32m x 3.91m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 08" x 9' 04" (5.38m x 2.84m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated electric hob, space for fridge/freezer, space for washing machine, space for dishwasher, two double glazed windows to rear, double glazed window with shutter to side, double glazed door to rear, understairs storage cupboard, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed window with shutters to side, carpet.

BEDROOM 1

14' 04" x 10' 07" (4.37m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 05" x 8' 07" (2.87m x 2.62m) Double glazed window to rear, carpet, radiator.



BATHROOM

11' 10" x 8' 0" (3.61m x 2.44m) Low level WC, wash hand basin, corner bath with shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

90' 0" (27.43m) Patio area with rest laid to lawn, mature shrubs, side access.



OFF STREET PARKING

Block paved drive with space for two vehicles.

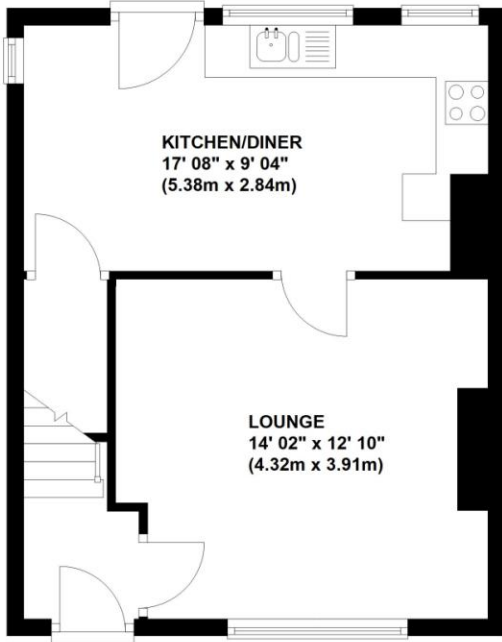
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

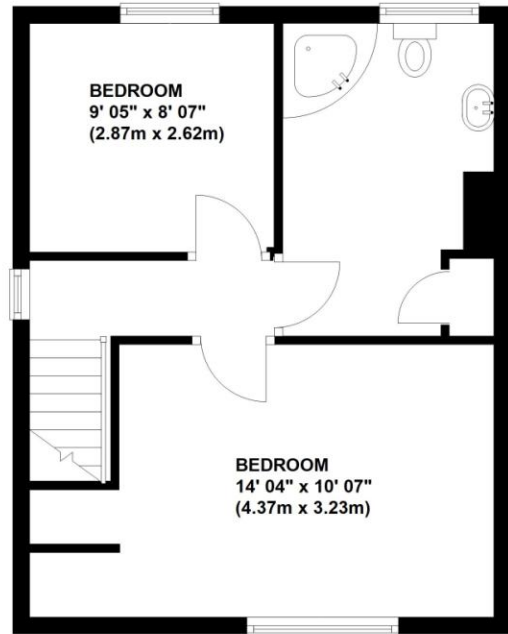
Ground Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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