

# THOMAS BROWN

ESTATES



**19 Northfield Avenue, Orpington, BR5 4JQ**

**Asking Price: £390,000**

- 2 Double Bed Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow being offered to the market with no forward chain, boasting off street parking and easy walking distance to local shops and Orpington High Street. The accommodation on offer comprises: entrance porch and hallway, lounge that leads to the conservatory, kitchen, two double bedrooms and a bathroom. Externally there is a private rear garden and a driveway to the front. STPP there is fantastic potential to add to the already extended property into the loft space - as many have done in the location. Northfield Avenue is well located for local schools, Orpington High Street, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### FRONT

Driveway, mature shrubs.

#### ENTRANCE PORCH

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

#### ENTRANCE HALL

Door to side, carpet, radiator.

#### LOUNGE

14' 03" x 12' 0" (4.34m x 3.66m) Double glazed sliding door to rear, carpet, radiator.



#### KITCHEN

8' 06" x 7' 11" (2.59m x 2.41m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, space for cooker, space for washing machine, door to rear, double glazed window to side, vinyl flooring, radiator.

#### CONSERVATORY

Double glazed door to side, double glazed windows to rear, vinyl flooring, radiator.

#### BEDROOM 1

16' 0" x 11' 01" (4.88m x 3.38m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

9' 08" x 9' 07" (2.95m x 2.92m) Double glazed window to front, vinyl flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

28' 0" x 28' 0" (8.53m x 8.53m) Patio area with rest laid to lawn, flowerbeds, shed.



#### OFF STREET PARKING

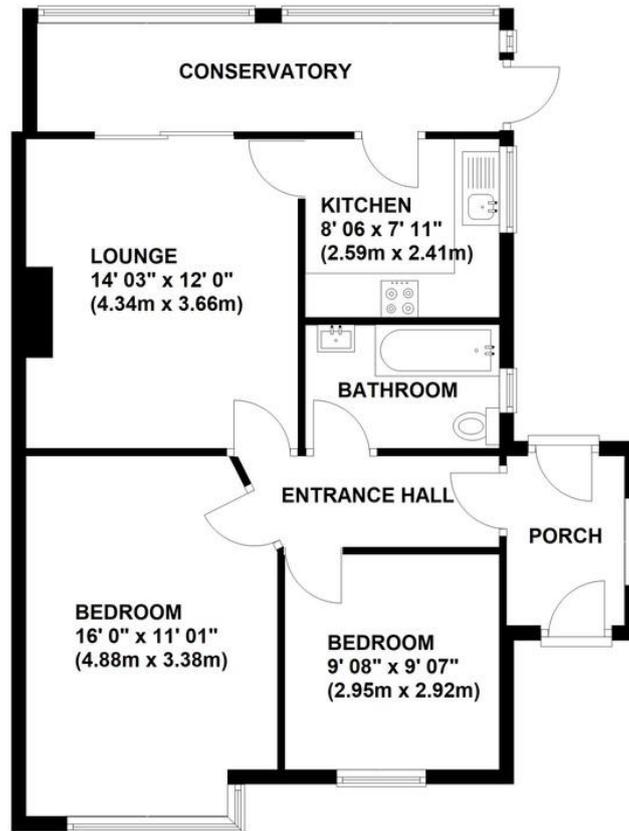
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

## Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

This plan is for illustration purpose only – not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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