

THOMAS BROWN

ESTATES



16 Ascot Road, Orpington, BR5 2JF

Guide: £425,000-£435,000

- 2 Double Bedroom Semi-Detached House
- Walking Distance to St. Mary Cray Station
- Potential to Extend to (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this well presented two double bedroom semi-detached property, being offered to the market with no forward chain, situated in the ever popular Poverest area of Orpington. The property is within walking distance of St. Mary Cray Station so ideal for the London bound commuter as well as close proximity to local shops and the Nugent Shopping Centre. The property comprises: entrance hall, lounge and a 19'02 kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms, bathroom and a WC. Please note that bedroom one is of a size where many locally have split into two bedrooms. Externally there is a rear garden mainly laid to lawn with a patio area, garage that can be accessed via the shared driveway and a front garden laid to lawn (STPP this could be converted into a driveway as many have done locally). STPP there is scope to extend across the rear and/or into the loft space as many have done. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

15' 02" x 12' 04" (4.62m x 3.76m) Feature fireplace, double glazed window with shutters to front, laminate flooring, radiator.

KITCHEN/DINER

19' 02" x 8' 03" (5.84m x 2.51m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated fridge/freezer, understairs storage cupboard with space for washing machine, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet, radiator.

BEDROOM 1

18' 07" x 10' 07" (5.66m x 3.23m) (large enough to split into two bedrooms) Built in storage, two double glazed windows to front, carpet, radiator.

BEDROOM 2

11' 06" x 9' 09" (3.51m x 2.97m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

67' 0" (20.42m) Patio area with rest laid to lawn, side access x2.

FRONT

Laid to lawn, shared drive to garage, ability to create a drive (STPP)

GARAGE

16' 04" x 8' 05" (4.98m x 2.57m) Up and over door.

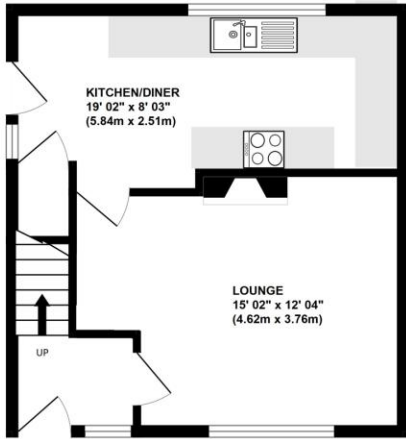
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

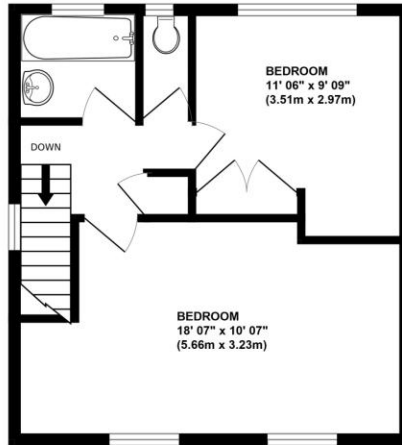
NO FORWARD CHAIN



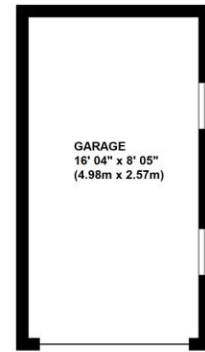
GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



GARAGE
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

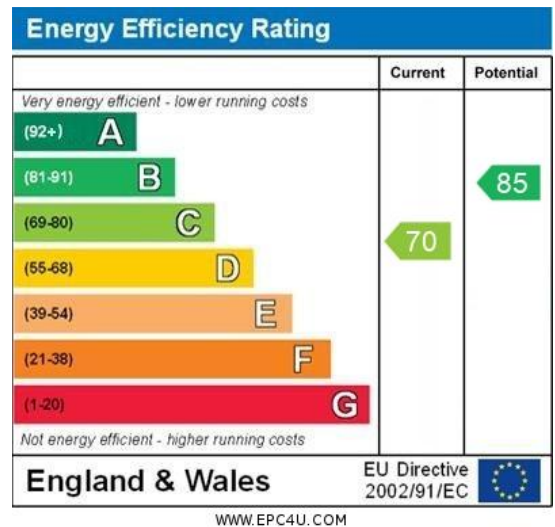
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Construction: Standard

Council Tax Band: C

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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