



14 May Avenue, Orpington, BR5 2ED

Asking Price: £425,000

- 2 Double Bedroom Semi-Detached Bungalow
- Walking Distance to St Mary Cray Station
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain, No Through Road





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom semi-detached bungalow, being offered to the market with no forward chain, situated on a no through road and within walking distance to St. Mary Cray Station, local shops and the ever popular Nugent Retail Park. The accommodation on offer comprises: entrance hall, dual aspect lounge/dining room with direct access to the rear garden, kitchen, two double bedrooms, bathroom and a conservatory/utility room (access from the garden). Externally there is a well kept, mature rear garden and a drive to the front. STPP the property has fantastic potential to extend further if required- across the rear and/or in the loft space as many have done locally. May Avenue is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential to extend (STPP).





ENTRANCE HALL

Composite door, laminate flooring.

LOUNGE/DINER

20' 06" x 11' 06" (6.25m x 3.51m) Double glazed window to front, double glazed French doors to rear, laminate flooring, two radiators.

KITCHEN

11' 08" x 6' 11" (3.56m x 2.11m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, double glazed window to rear, double glazed opaque door to side, laminate flooring, radiator.



CONSERVATORY

14' 05" x 5' 02" (4.39m x 1.57m) (access from garden) Space for washing machine, space for under counter fridge and freezer, double glazed windows, double glazed door to side, vinyl flooring.

BEDROOM 1

12' 09" x 12' 06" (3.89m x 3.81m) Fitted wardrobe, double glazed bay window to front, vinyl flooring, two radiators.

BEDROOM 2

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to side, laminate flooring, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

55' 0" (16.76m) Patio area with rest laid to lawn, mature flowerbeds, potting shed, shed, side access.

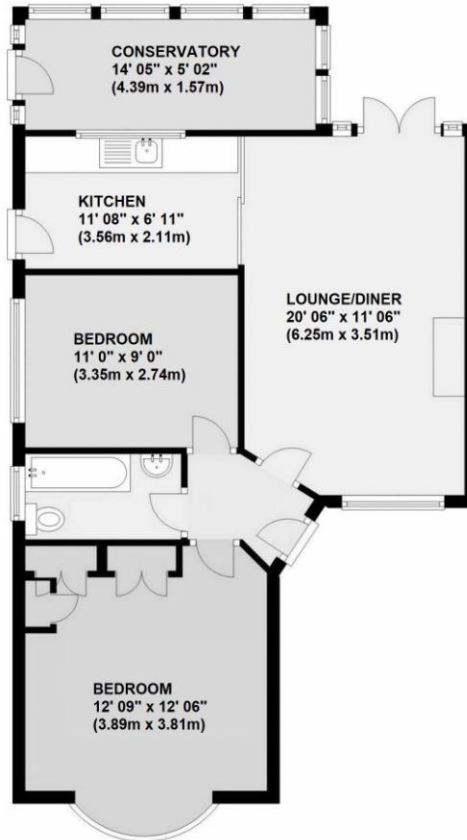


OFF STREET PARKING

DOUBLE GLAZING

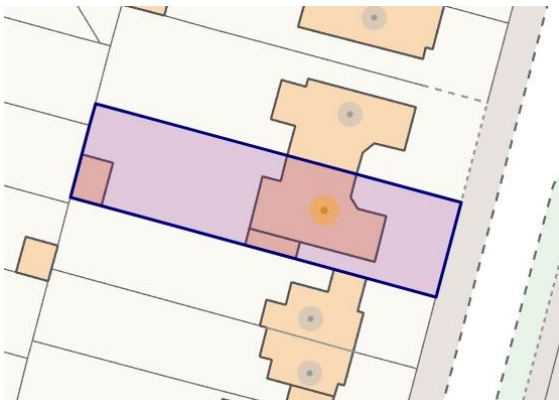
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Total area: approx. 68.3 sq. metres (735.1 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	63	
(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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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

THOMAS BROWN
ESTATES