

# THOMAS BROWN

ESTATES



**82 Poverest Road, Orpington, BR5 2DQ**

**Asking Price: £650,000**

- 4 Double Bedroom, 2 Bathroom Detached Property
- Well Located for St. Mary Cray & Petts Wood Stations
- Fantastic 29'x22'4 Kitchen/Diner/Lounge
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1916 SQFT) four double bedroom two bathroom detached chalet property boasting a fantastic 29'x22'4 kitchen/diner/lounge with bi-fold doors to the rear garden, walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation is being offered to the market with no forward chain and comprises: spacious entrance hall, fantastic open plan kitchen/diner/lounge, study, two double bedrooms, family bathroom and utility room to the ground floor. To the first floor are a further two double bedrooms, with the master boasting an en-suite with separate bath and shower. Externally there is a rear garden with large decked area and a highly desirable home office that could be used as a work space, gym or living space. To the front is a block paved drive for numerous vehicles. Poverest Road 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 floor space on



offer.

**ENTRANCE HALL**

14' 2" x 11' 0" (4.32m x 3.35m) Double glazed door to side, laminate flooring, radiator.

**KITCHEN/DINER/LOUNGE**

29' 0" x 22' 4" (8.84m x 6.81m) (L-shaped) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless sink and drainer, integrated double oven, integrated induction hob with extractor over, integrated dishwasher, integrated microwave, coffee machine, space for American fridge/freezer, double glazed window to rear, double glazed bi-folding doors to rear, laminate flooring.

**STUDY**

10' 10" x 5' 9" (3.3m x 1.75m) Double glazed window to front, laminate flooring.



**UTILITY ROOM**

10' 7" x 7' 4" (3.23m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed opaque door to side, laminate flooring, radiator.

**BEDROOM**

13' 6" x 10' 11" (4.11m x 3.33m) Double glazed bay window to front, laminate flooring, radiator.

**BEDROOM**

12' 5" x 11' 0" (3.78m x 3.35m) Double glazed bay window to front, laminate flooring, radiator.

**BATHROOM**

Low level WC, his and her sinks, luxury jacuzzi bath and shower unit, double glazed window to side, tiled flooring, heated towel rail.



**STAIRS TO FIRST FLOOR LANDING**

Eaves storage, double glazed window to side, carpet.

**BEDROOM**

15' 6" x 11' 0" (4.72m x 3.35m) Double glazed window to side, carpet, radiator.

**BEDROOM**

14' 9" x 11' 1" (4.5m x 3.38m) Double glazed window to side, carpet, radiator.

**EN-SUITE**

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

**OTHER BENEFITS INCLUDE:**

**GARDEN**

50' 0" (15.24m) Decked area, part laid to lawn.

**HOME OFFICE**

23' 8" x 11' 10" (7.21m x 3.61m) Three double glazed windows to front, sliding door to front.

**OFF STREET PARKING**

Block paved drive.

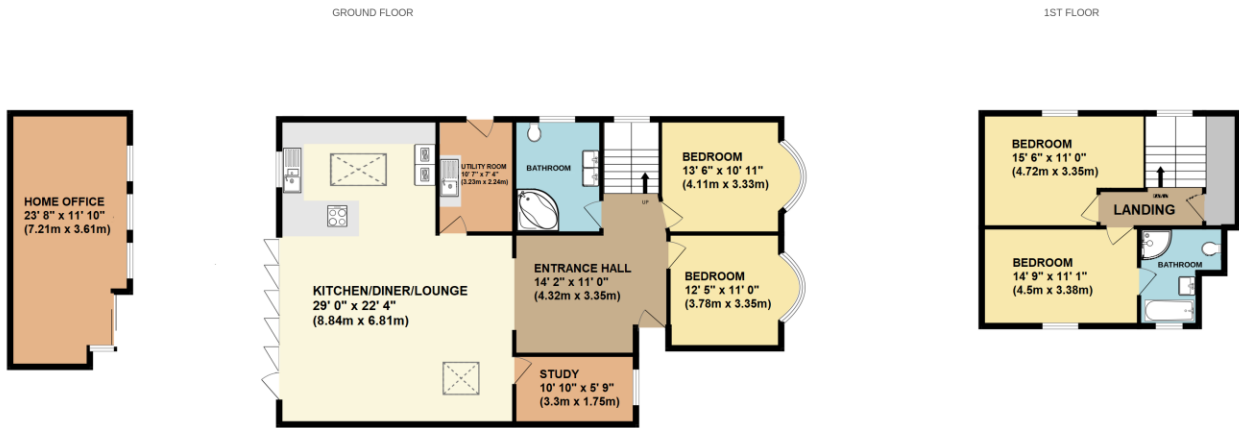
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**







TOTAL FLOOR AREA: 1916 sq.ft. (178.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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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**Construction: Standard**

**Council Tax Band: F**

**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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