

# THOMAS BROWN

ESTATES



**53 Chalk Pit Avenue, Orpinton BR5 3JJ**

**Asking Price: £415,000**

- 3 Bedroom Extended Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Fantastic Views Over Local Countryside to Rear
- No Forward Chain, Garage & OSP





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, rear extended three bedroom semi-detached bungalow boasting fantastic views over local countryside to the rear and being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, open plan lounge and dining room, kitchen, three bedrooms, shower room and a conservatory with direct access to the rear garden. Externally there is a low maintenance rear garden, garage to the rear (benefits from rear access via a service road) and a driveway to the front for two/three vehicles. STPP there is potential to extend into the loft space as many have done in the local area. Chalk Pit Avenue is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange a viewing to fully appreciate what this bungalow has to offer.



#### ENTRANCE PORCH

Double glazed door to front and rear, carpet.

#### LOUNGE

16' 10" x 10' 05" (5.13m x 3.18m) (open plan to dining room) Carpet, radiator.

#### DINING ROOM

19' 01" x 8' 10" (5.82m x 2.69m) (open plan to kitchen) Double glazed sliding door and double glazed window to conservatory, carpet, radiator.

#### KITCHEN

8' 08" x 8' 0" (2.64m x 2.44m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, double glazed window to side, vinyl flooring.



#### CONSERVATORY

14' 06" x 9' 0" (4.42m x 2.74m) Brick base, double glazed window to rear and side, double glazed French doors to garden, carpet, radiator.

#### INNER HALL

Carpet, radiator.

#### BEDROOM 1

11' 11" x 8' 10" (3.63m x 2.69m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 05" (3.35m x 3.18m) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

8' 11" x 6' 07" (2.72m x 2.01m) Fitted wardrobe, double glazed window to side, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to side, space for washing machine, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

38' 0" x 25' 0" (11.58m x 7.62m) Low maintenance, decked area, rear access.

#### OFF STREET PARKING

Drive for 2/3 vehicles.

#### GARAGE

16' 02" x 8' 03" (4.93m x 2.51m) Up and over door to rear access, two windows to side, door to side.

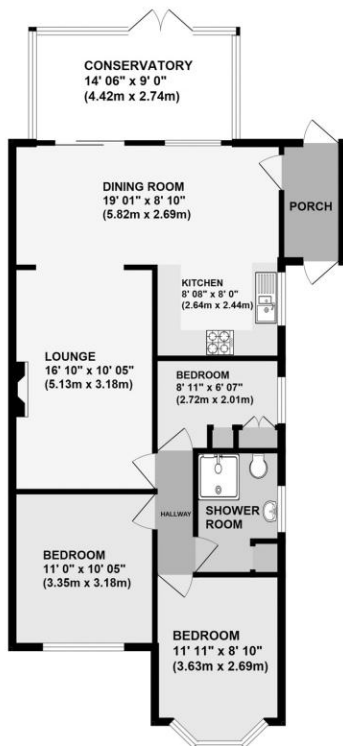
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.

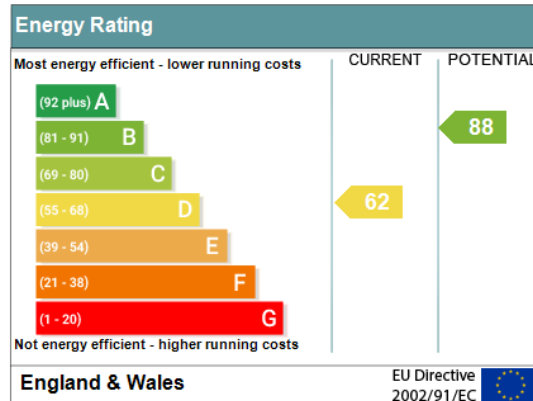


TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

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.  
Made with floorplan 02024



Address: 53 Chalk Pit Avenue, ORPINGTON, BR5 3JJ  
RRN: 5534-0224-7300-0577-7222



Construction: Standard

Council Tax Band: D

Tenure: Freehold

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