

# THOMAS BROWN

ESTATES



**42 Whippendell Way, Orpington, BR5 3DF**

**Offers IEO: £430,000**

- 3 Bedroom Purpose Built End of Terrace House
- Fantastic Views to Rear Over Orpington
- 20'10 x 18'1 Open Plan Kitchen/Diner/Family Room
- Recently Modernised & Rear Extended







## Property Description

Thomas Brown Estates are delighted to offer this recently modernised and rear extended, purpose built three bedroom end of terrace property boasting a large driveway and fantastic views to the rear across Orpington, located within walking distance to St. Mary Cray Station and local shops. The property comprises: entrance hall, lounge and a fantastic 20'10x18'1 open plan kitchen/diner/family room to the ground floor. To the first floor are three bedrooms and a family bathroom with separate bath and shower cubicle. Externally there is a recently landscaped rear garden perfect for entertaining and alfresco dining and off road parking for multiple cars to the front on the driveway. Whippendell Way is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door to front, double glazed window to side, tiled flooring, covered radiator.

#### LOUNGE

14' 06" x 12' 03" (4.42m x 3.73m) Open fireplace, double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER/FAMILY ROOM

20' 10" x 18' 01" (6.35m x 5.51m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for Range style cooker, extractor hood, integrated slimline dishwasher, space for American fridge/freezer, space for washing machine, breakfast bar, two double glazed windows to side, double glazed door to side, double glazed French door to rear, wood effect flooring, covered radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 04" x 11' 07" (3.76m x 3.53m) Double glazed window to front, carpet, covered radiator.

#### BEDROOM 2

13' 02" x 8' 01" (4.01m x 2.46m) Double glazed window to rear, carpet, covered radiator.



#### BEDROOM 3

12' 03" x 9' 0" (3.73m x 2.74m) (measured at maximum) Double glazed window to front, carpet, covered radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" (15.24m) Decked and patio areas with rest laid to lawn, side access.

#### OFF STREET PARKING

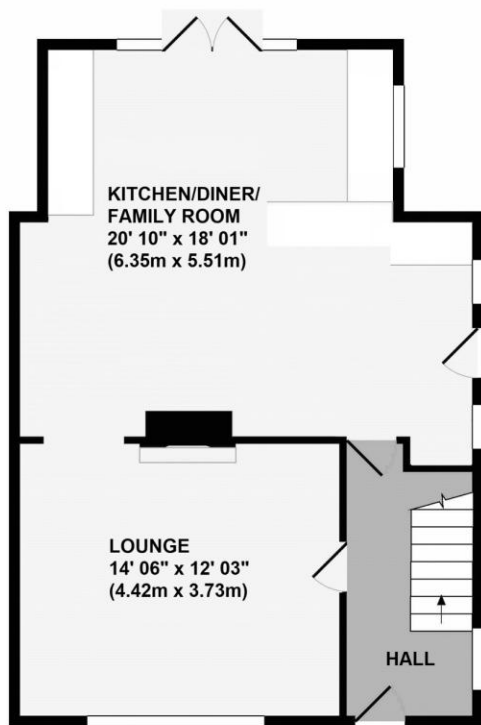
Drive.

#### DOUBLE GLAZING

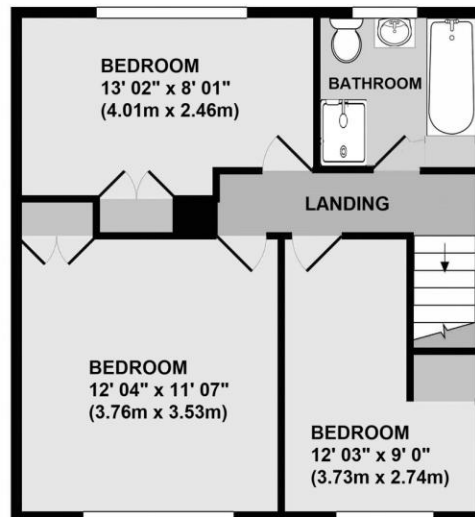
#### CENTRAL HEATING SYSTEM





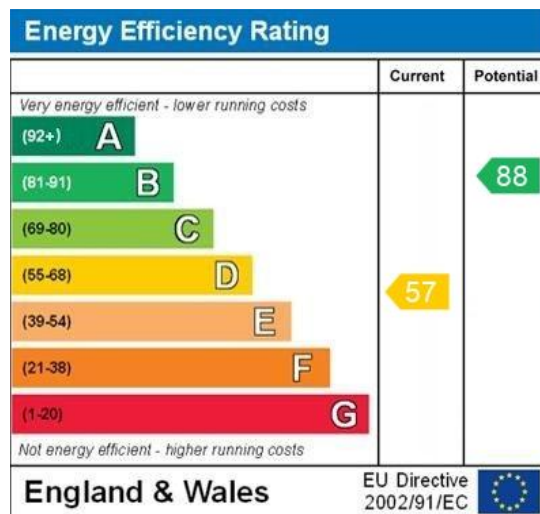


GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.**

**Council Tax Band: D**

**Tenure: Freehold**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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