

# THOMAS BROWN

ESTATES



**43 Kevington Drive, Orpington, BR5 2NT**

**Asking Price: £560,000**

- 5 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for St. Mary Cray Station
- Deceptively Spacious (over 1600 sqft)
- Rear & Side Extended, 105' Rear Garden





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (over 1600 sqft) five bedroom two bathroom rear and side extended semi-detached property, boasting a large 105' rear garden and easy walking distance to St. Mary Cray Station. Although the property already boasts a strong floor space there is fantastic potential to extend into the loft (STPP) as many have done in the locality. The property on offer comprises: entrance porch and hallway, large open plan 27'2 lounge/dining room, extended fitted kitchen, lean to, bathroom and two bedrooms to the ground floor. To the first floor are three double bedrooms and a shower room. Externally there is a large 105' garden mainly laid to lawn and a driveway to the front for two/three vehicles. Kevington Drive is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size of plot and floorspace on offer.



#### ENTRANCE PORCH

Door to front, double glazed window to front and side, tiled flooring.

#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE/DINER

27' 02" x 12' 08" (8.28m x 3.86m) Double glazed bay window to front, double glazed sliding doors to lean-to, wood flooring, two radiators.

#### KITCHEN

18' 04" x 9' 02" (5.59m x 2.79m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated 5 ring gas hob, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed door and double glazed window to side, tiled flooring.



#### LEAN-TO

10' 10" x 10' 09" (3.3m x 3.28m) Window and doors to rear, laminate flooring.

#### BEDROOM

21' 0" x 9' 06" (6.4m x 2.9m) (measured at maximum) Fitted wardrobes, double glazed sliding door to rear, carpet, two radiators.

#### BEDROOM/STUDY

10' 04" x 7' 02" (3.15m x 2.18m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, tiled walls, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front and side, carpet, radiator.

#### BEDROOM 1

13' 04" x 12' 10" (4.06m x 3.91m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 11" x 9' 10" (3.94m x 3m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 3

12' 07" x 10' 02" (3.84m x 3.1m) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, bidet, shower cubicle, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

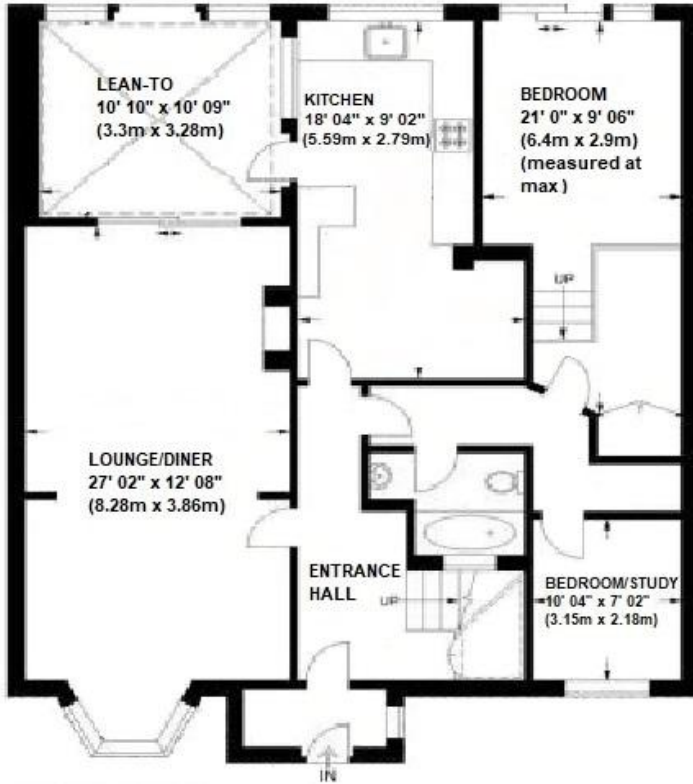
105' (32m) Patio area with rest laid to lawn, mature shrubs, shed.

#### OFF STREET PARKING

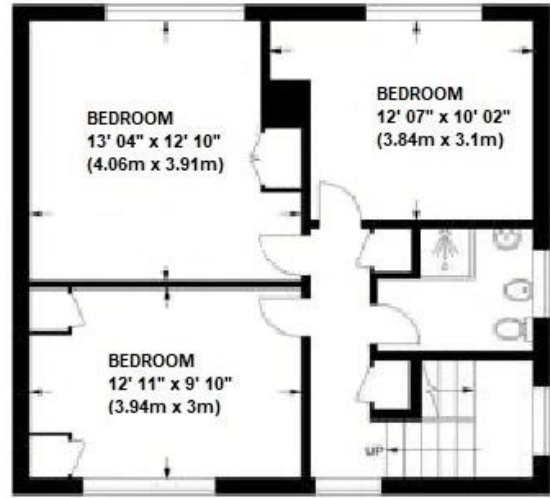
Drive for 2/3 vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
1660 SQ FT / 154.2 SQ M



Construction: Standard

Council Tax Band: D

Tenure: Freehold

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>72</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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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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