

THOMAS BROWN

ESTATES



26 Broom Avenue, Orpington, BR5 3BT

Asking Price: £400,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Fantastic 16'5 Kitchen/Diner
- Double Glazing & Central Heating





Property Description

Thomas Brown Estates are delighted to offer this very well presented, must view three bedroom terrace property boasting a fantastic 16'5 kitchen/diner that spans the rear of the property and is located within walking distance to St. Mary Cray Station and local shops. The property comprises: entrance hall, lounge and a kitchen/diner with direct access to the rear garden to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a rear garden (with side access) perfect for entertaining and alfresco dining and on road parking to the front. Broom Avenue 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 composite door to front, coconut mat, wood effect flooring, radiator.

LOUNGE

13' 0" x 12' 04" (3.96m x 3.76m) Double glazed window to front, wood effect flooring, radiator.

KITCHEN/DINER

16' 05" x 9' 06" (5m x 2.9m) Range of matching wall and base units with solid wood worktops over, sink and drainer, integrated 5 ring gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, space for dishwasher, understairs storage cupboard, double glazed window and double glazed door to rear, underfloor heating, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM 1

11' 08" x 10' 07" (3.56m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 05" x 9' 08" (3.48m x 2.95m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 0" x 7' 01" (2.44m x 2.16m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

48' 0" (14.63m) Patio area with rest laid to lawn, shed, side access.



FRONT GARDEN

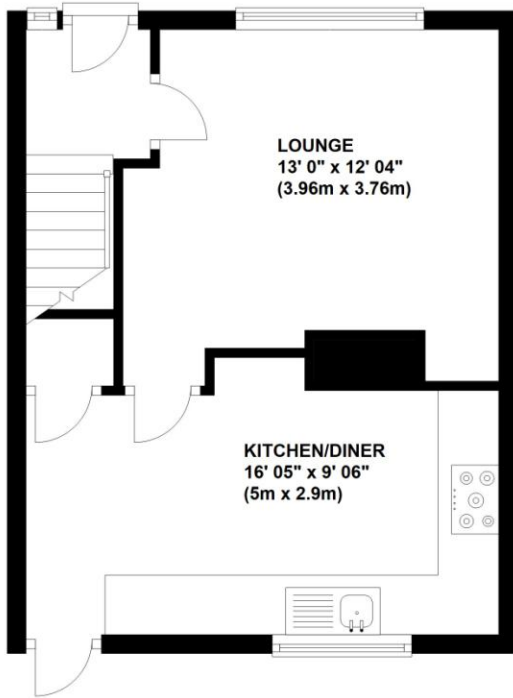
Laid to lawn, mature flowerbeds, path to front door.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

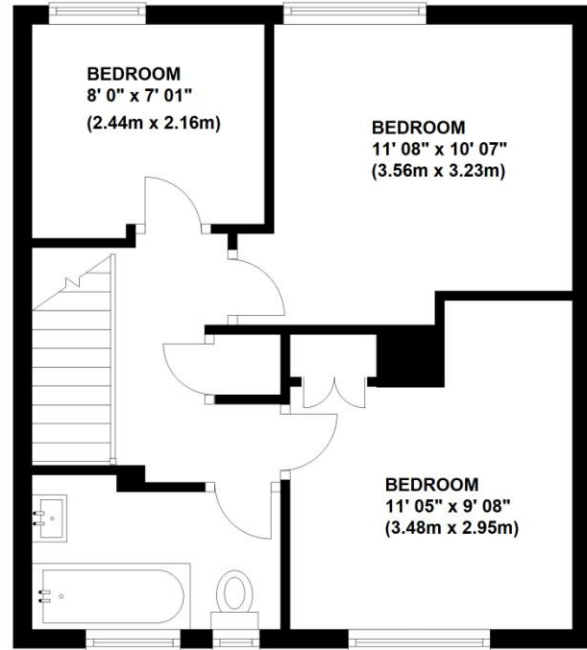
Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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