

# THOMAS BROWN

ESTATES



**46 Barnfield Road, Orpington, BR5 3LR**

**Asking Price: £345,000**

- 2 Double Bedroom End of Terrace House
- Walking Distance to St. Mary Cray Station
- Open Plan Kitchen/Diner
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom end of terrace property being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch, lounge and an open plan kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms and family bathroom. Externally there is a garden to the rear and on road parking to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Barnfield Road 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.



#### ENTRANCE PORCH

Double glazed opaque door to front, tiled flooring.

#### LOUNGE

14' 11" x 11' 06" (4.55m x 3.51m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

17' 10" x 9' 08" (5.44m x 2.95m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed French door to rear, tiled flooring and tile effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

14' 11" x 9' 03" (4.55m x 2.82m) Built in and fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 04" (3.35m x 3.15m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

45' 0" (13.72m) Patio, flowerbeds, brick storage shed, side access.

#### FRONT GARDEN

Laid to lawn, path to front door.

#### DOUBLE GLAZING

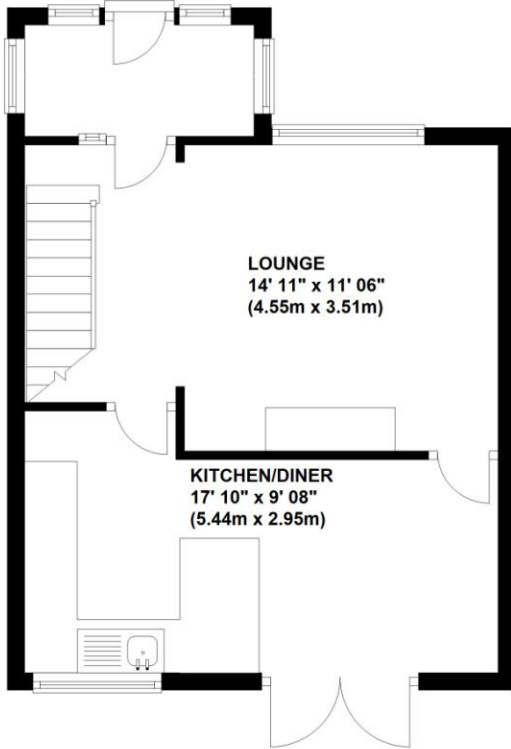
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



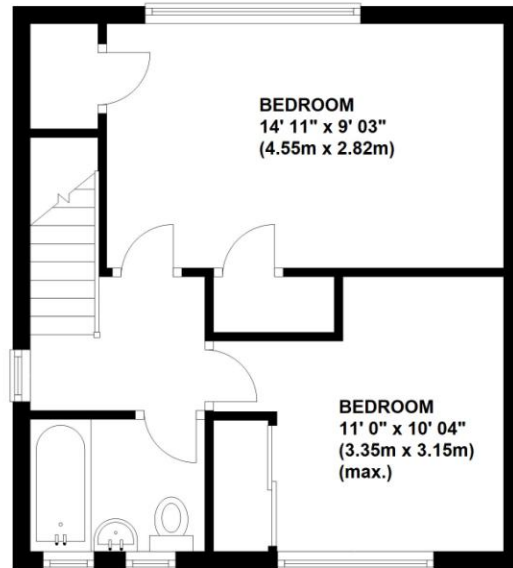
## Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: D**

**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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