

THOMAS BROWN

ESTATES



11 Meadow View, Orpington, BR5 3EJ

Asking Price: £350,000

- 2/3 Bedroom Mid Terrace Victorian House
- Well Located for Local Shops & St. Mary Cray Station
- Open Plan Lounge/Dining Room
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two/three bedroom mid terrace Victorian property located within easy walking distance of St. Mary Cray Station and Nugent Shopping Centre. The accommodation on offer comprises: entrance porch, open plan lounge/dining room, fitted kitchen, shower room and a lean-to, to the ground floor. To the first floor there is a landing giving access to two double bedrooms and a potential third bedroom/cot room (accessed via bedroom 2). Externally there is a good size rear garden and off street parking for one to the front (with additional parking for two vehicles in the retail car park opposite). Meadow View is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Door to front, opaque panels to front and side.

LOUNGE/DINER

23' 04" x 12' 02" (7.11m x 3.71m) Fitted storage, opaque door to front, laminate flooring, radiator.

KITCHEN

9' 01" x 6' 10" (2.77m x 2.08m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for washing machine, space for dishwasher, double glazed window to side, vinyl flooring.



LEAN-TO

Door to rear, space for tumble dryer.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed window to rear, tiled flooring, heated towel rail.

STAIRS

Wooden stairs.

BEDROOM 1

12' 06" x 10' 02" (3.81m x 3.1m) Double glazed window to front, laminate flooring, radiator.



BEDROOM 2

12' 08" x 12' 07" (3.86m x 3.84m) (measured at maximum) Double glazed window to rear, laminate flooring, radiator.

COT ROOM/STUDY/BEDROOM 3

9' 01" x 7' 01" (2.77m x 2.16m) (accessed via bedroom 2) Double glazed window to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, mature flowerbeds, rear access.

OFF STREET PARKING

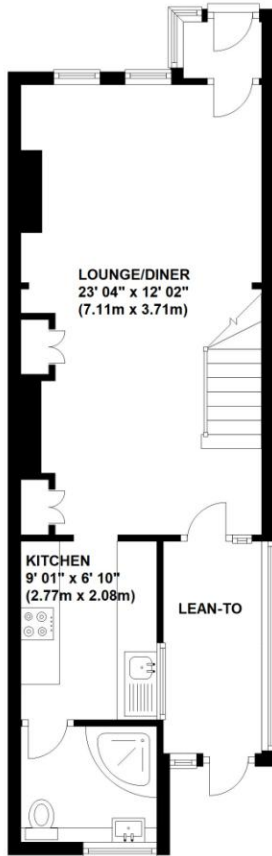
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



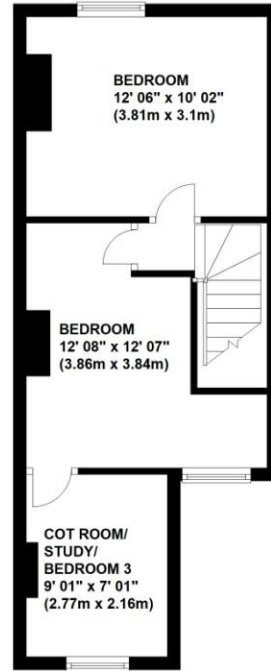
Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)



Construction: Standard

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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