

THOMAS BROWN

ESTATES

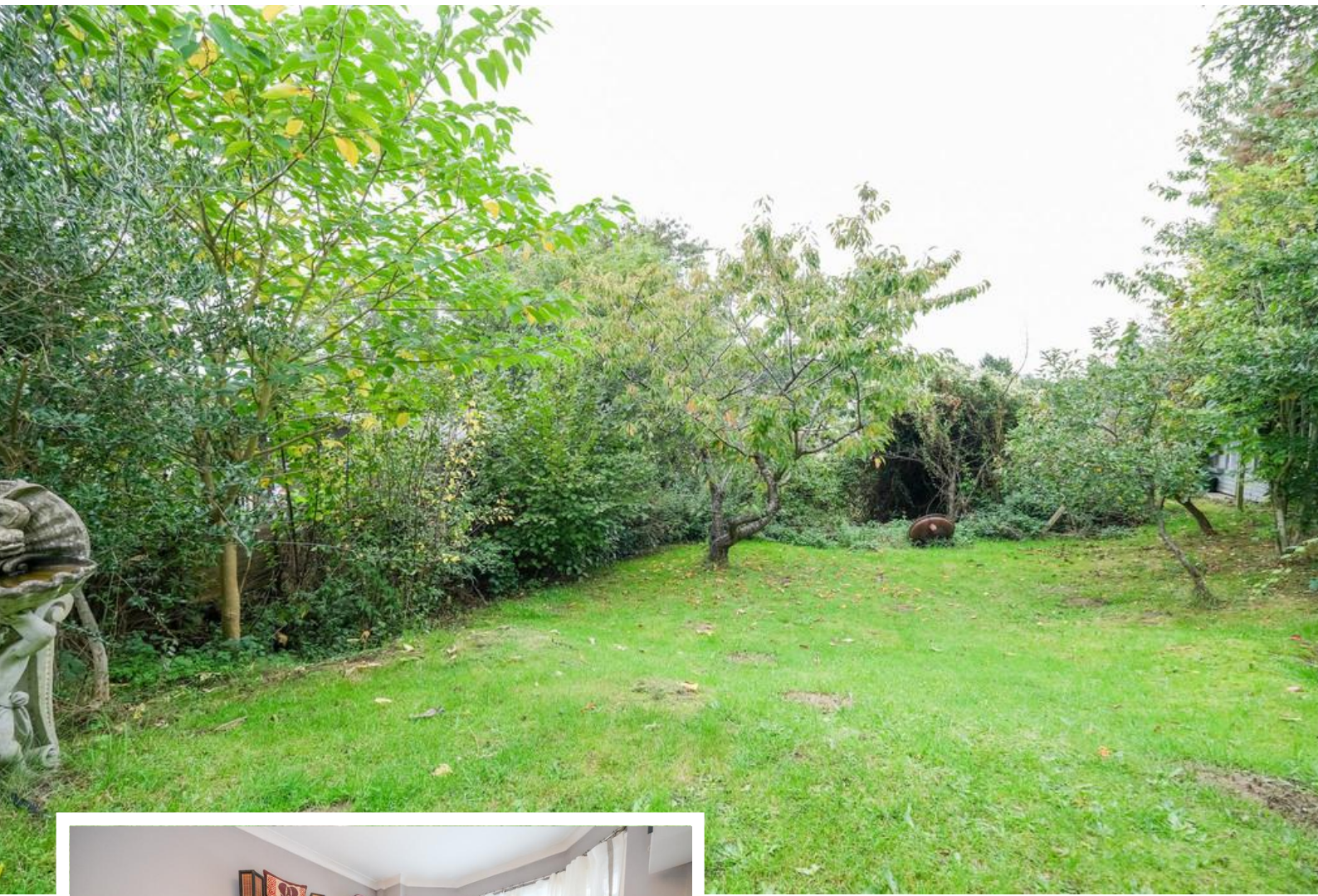


81 Chalk Pit Avenue, Orpington, BR5 3JJ

Asking Price: £400,000

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend to Rear and into Loft Space (STPP)
- Set Back from the Road
- No Forward Chain, Garage





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow, situated on an elevated and set back position from the road boasting a 110' rear garden with fantastic far reaching views over local countryside & central London. The accommodation is being offered to the market with no forward chain and comprises: entrance porch and hall, open plan lounge/dining room, large fitted kitchen, two double bedrooms and a modernised and extended family bathroom with under floor heating. Externally there is a 110' rear garden with a sizeable patio perfect for alfresco dining and entertaining, garage and ample on road parking to the front. STPP there is potential to extend into the loft space and to the rear as many have done in the local area. Chalk Pit Avenue is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange a viewing to fully appreciate what this bungalow has to offer.



ENTRANCE PORCH

Fitted storage, double glazed door to front, tiled flooring.

ENTRANCE HALL

Double glazed door to side, parquet flooring, radiator.

LOUNGE

16' 04" x 10' 05" (4.98m x 3.18m) Fireplace, double glazed sliding door to rear, carpet, radiator.

KITCHEN

15' 02" x 8' 10" (4.62m x 2.69m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, two double glazed windows to side, double glazed door to rear, vinyl flooring, radiator.



BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Fitted wardrobe, double glazed bay window to front, carpet, radiator.

BEDROOM

10' 11" x 10' 05" (3.33m x 3.18m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

110' 0" x 30' 0" (33.53m x 9.14m) Large patio area with rest laid to lawn, mature shrubs, side access.

FRONT

Steps to front door, mature shrubs, on road parking.

GARAGE

17' 06" x 8' 07" (5.33m x 2.62m) Up and over door, power and light.

DOUBLE GLAZING

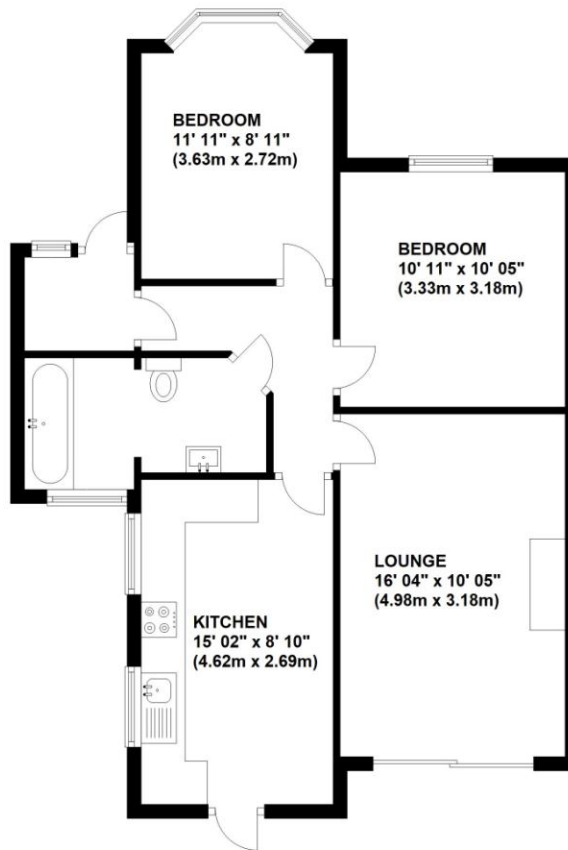
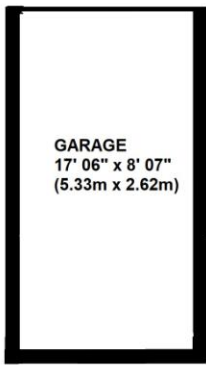
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 sq. feet)



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(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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