

THOMAS BROWN

ESTATES



136 Sevenoaks Way, Orpington, BR5 3AE

Guide: £500,000-£510,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for St. Mary Cray Station
- 26'1x17'5 Kitchen/Diner, 20'7x14'11 Home Office
- Rear Extended, On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom two bathroom semi-detached property with a bonus 20'7x14'11 home office that must be viewed to fully appreciate the standard of accommodation on offer. The property comprises; entrance porch and entrance hall, bathroom, lounge, spacious 26'1x17'5 extended kitchen/diner with bi-fold windows and French doors to the rear garden. To the first floor there is a landing giving access to three bedrooms - the master bedroom benefitting from an en-suite shower room. There are private gardens to the front and rear aspects of the property and a home office (parking on road). The property also benefits from double glazing and central heating. Sevenoaks Way is well located for St. Mary Cray mainline station, local schools and bus routes. Please call Thomas Brown Estates in Orpington to arrange your appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed window to side.

ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panel to front, understairs storage, laminate flooring, covered radiator.

LOUNGE

14' 03" x 10' 11" (4.34m x 3.33m) Storage cupboard, double glazed bay window to front, laminate flooring, two covered radiators.

KITCHEN/DINER

26' 01" x 17' 05" (7.95m x 5.31m) (L-shaped) Range of matching wall and base units with worktops over, butler sink, integrated double oven, integrated microwave, integrated washing machine, integrated dishwasher, integrated tumble dryer, space for fridge/freezer, space for wine cooler, central breakfast island with 6 ring gas hob inset, double glazed window to side, double glazed bi-folding windows to rear, double glazed French door to rear, laminate flooring, sky lantern, radiator and covered radiator.



BATHROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

BEDROOM 1

11' 0" x 10' 11" (3.35m x 3.33m) Fitted wardrobes and bedroom furniture, double glazed window to front, carpet, radiator.



EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

11' 01" x 8' 11" (3.38m x 2.72m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

11' 04" x 7' 08" (3.45m x 2.34m) Double glazed window to side, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

32' 0" x 22' 0" (9.75m x 6.71m) (measured to Home Office) Patio area with rest laid to lawn, side access.

HOME OFFICE

20' 07" x 14' 11" (6.27m x 4.55m) Double glazed bi-folding doors to front, double glazed window to front, laminate flooring, storage area with door to rear, power and light.

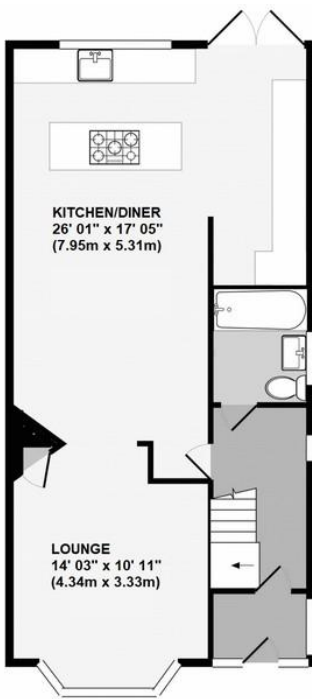
FRONT GARDEN

Laid to lawn, mature shrubs.

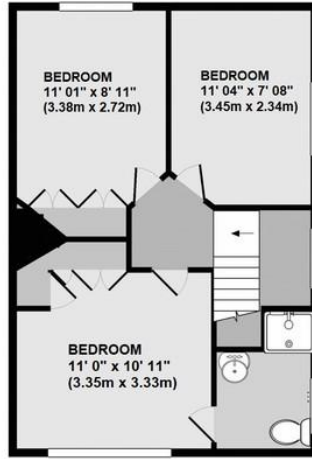
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

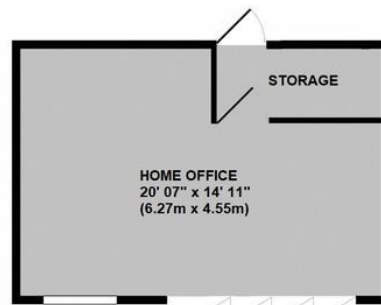




GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1391 SQ.FT. (129.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Construction: Standard

Council Tax Band: D

Tenure: Freehold

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