

THOMAS BROWN

ESTATES

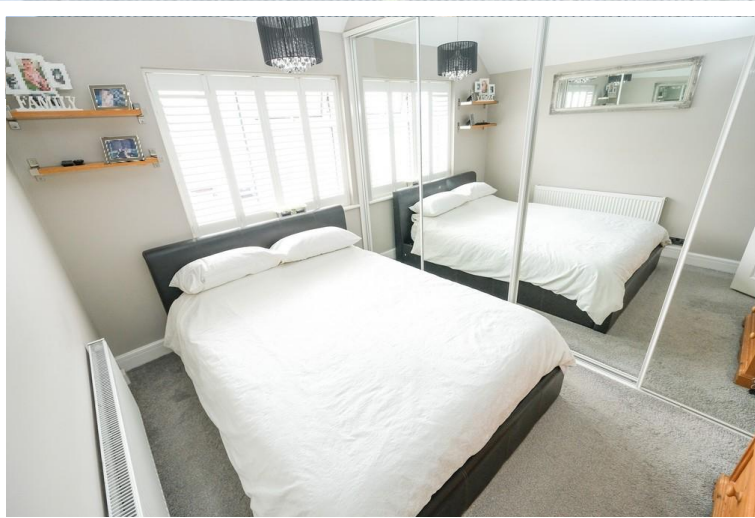


36 Friar Road, Orpington, BR5 2BN

Asking Price: £490,000

- 3 Bedroom Semi-Detached House
- Fantastic Potential to Extend (STPP)
- Well Located for St. Mary Cray Station
- Sought After Road, Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom semi-detached property, located in a sought after road in the Poverest location and within walking distance of St. Mary Cray Station, Poverest Park, Orpington High Street and Nugent Shopping Centre. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises; entrance hall, dual aspect 23'06 lounge/dining room with direct access to the rear garden and the modern fitted kitchen to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is off street parking to the front and a well presented garden to the rear. Friar Road is very well located for local schools, Marion Crescent shops, bus routes and St. Mary Cray & Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the accommodation, potential and location on offer.



ENTRANCE HALL

Double glazed door to front, solid wood flooring.

LOUNGE/DINER

23' 06" x 13' 05" (7.16m x 4.09m) Double glazed window and double glazed French door to rear, double glazed bay window with shutters to front, carpet to lounge, solid wood flooring to dining area, two radiators.

KITCHEN

14' 0" x 7' 06" (4.27m x 2.29m) Range of matching wall and base units with worktops over, stainless steel sink, integrated double oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window with shutters to front, double glazed window to rear, double glazed opaque door to side, underfloor heating.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

11' 08" x 9' 10" (3.56m x 3m) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.



BEDROOM

11' 05" x 7' 04" (3.48m x 2.24m) Double glazed window to rear, carpet, radiator.

BEDROOM

11' 03" x 7' 06" (3.43m x 2.29m) Double glazed window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower with rainforest showerhead and shower attachment, double glazed opaque window to side, tiled walls, underfloor heating, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

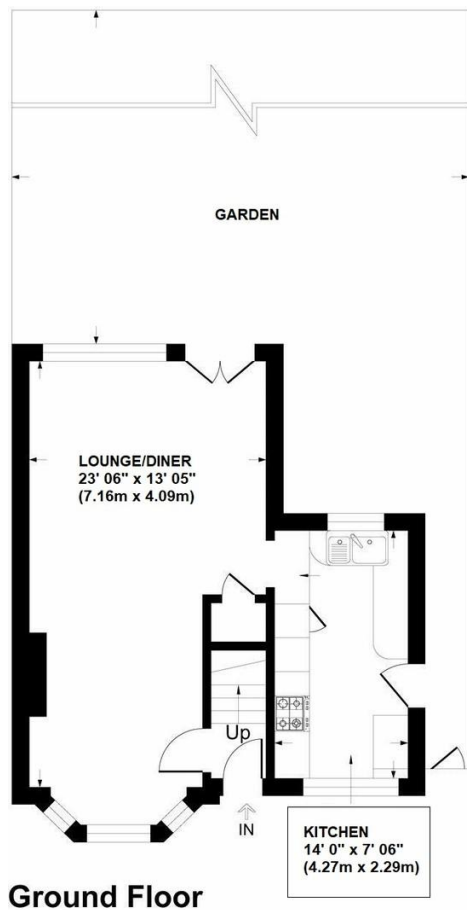
Decked area with rest laid to lawn, side access.

FRONT GARDEN/OFF STREET PARKING

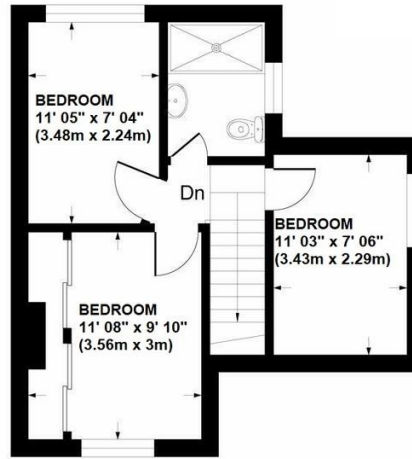
Drive, part laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

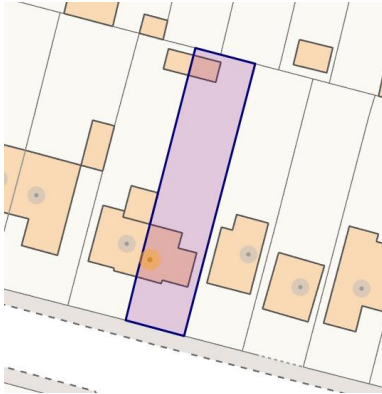


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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