

# THOMAS BROWN

ESTATES



**54 Poverest Road, Orpington, BR5 2DQ**

**Asking Price: £574,995**

- 3 Bedroom Detached Bungalow
- Well Located for Local Schools & Stations
- Fantastic 25'04x20'08 Kitchen/Family Room
- Finished to a High Specification Throughout







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom detached bungalow boasting a fantastic 25'04x20'08 kitchen/family room with bi-fold doors to the rear garden, walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation has been finished to a high specification throughout and comprises: entrance hall, fantastic open plan kitchen/family room, three bedrooms and a modern family bathroom. Externally there is a rear garden mainly laid to lawn, garage to the rear/side and a block paved drive for three vehicles to the front. Please note the current owners did achieve planning permission to convert the bungalow into a house (this has now elapsed). Poverest Road is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.





#### ENTRANCE HALL

Double glazed opaque door to front, engineered wood flooring, radiator.

#### KITCHEN/FAMILY ROOM

25' 04" x 20' 08" (7.72m x 6.3m) (measured at maximum) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink, integrated Samsung double oven, integrated Samsung induction hob, integrated dishwasher, integrated wine cooler, pantry cupboard, central island and breakfast bar, double glazed window to side, double glazed window and double glazed bi-folding doors to rear, two skylights, engineered wood flooring, two radiators.



#### UTILITY CUPBOARD

Space for washing machine and tumble dryer.

#### BEDROOM 1

13' 02" x 11' 01" (4.01m x 3.38m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

12' 0" x 10' 08" (3.66m x 3.25m) Double glazed bay window to front, carpet, radiator.



#### BEDROOM 3

13' 06" x 8' 03" (4.11m x 2.51m) Double glazed window to side, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

64' 0" (19.51m) Patio area with rest laid to lawn, side access.

#### OFF STREET PARKING

Block paved drive.

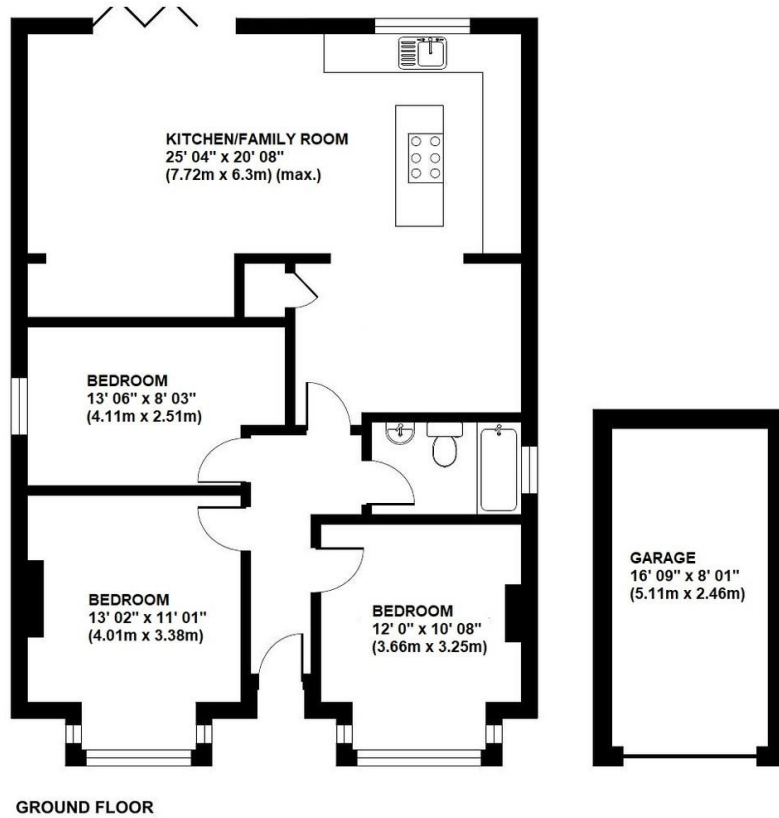
#### GARAGE

16' 09" x 8' 01" (5.11m x 2.46m)

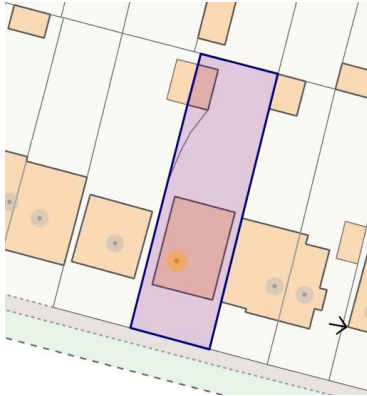
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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