

# THOMAS BROWN

ESTATES

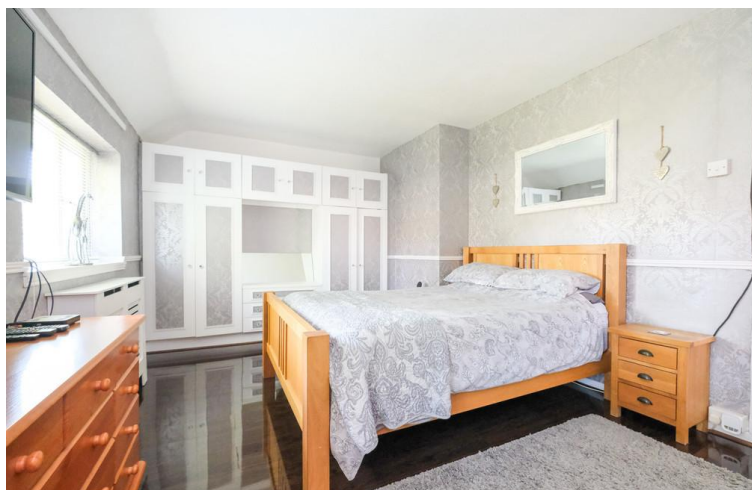
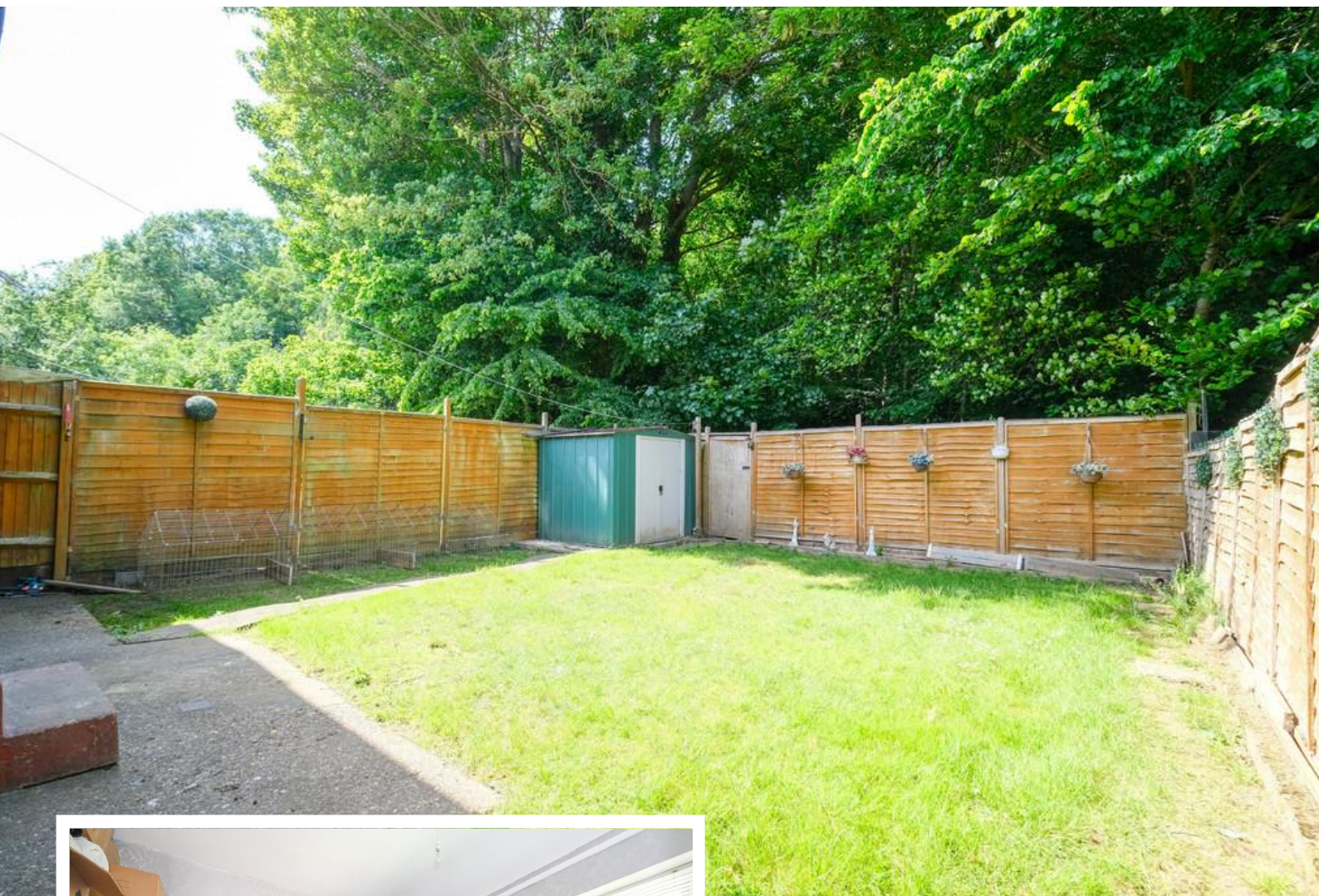


**26 Beddington Road, Orpington, BR5 2TG** **Guide: £400,000-£420,000**

- 2 Double Bedroom Semi-Detached House
- Fantastic Potential to Extend (STPP)
- Backs Onto Scadbury Park
- Sought After Quiet Road







## Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom semi-detached house situated on a sought after quiet road with the added benefit of backing onto the ever popular Scadbury Park. Although the property offers a strong floor space there is fantastic potential to extend across the rear and/or into the loft space as many have done in the location (STPP). The accommodation on offer comprises; entrance hall, lounge and a kitchen/diner to the ground floor. To the first floor are two double bedrooms, modern shower room and a separate WC. Externally there is a private rear garden backing onto Scadbury Park (with direct access) and ample on road parking to the front. Beddington Road is well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed opaque door to front, wood effect flooring, covered radiator.

#### LOUNGE

15' 01" x 12' 03" (4.6m x 3.73m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

15' 02" x 9' 06" (4.62m x 2.9m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, double glazed window to rear, wood effect flooring, radiator.



#### LOBBY

Double glazed opaque door to side, storage cupboard, understairs cupboard, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, wood effect flooring.

#### BEDROOM 1

18' 07" x 10' 08" (5.66m x 3.25m) Fitted wardrobes, two double glazed windows to front, wood effect flooring, two covered radiators.

#### BEDROOM 2

11' 06" x 9' 09" (3.51m x 2.97m) Built in wardrobe, double glazed window to rear, wood effect flooring, covered radiator.



#### SHOWER ROOM

Wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, tiled walls, tiled flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

29' 0" x 26' 0" (8.84m x 7.92m) Patio area with rest laid to lawn, side access, entrance to Scadbury Park.

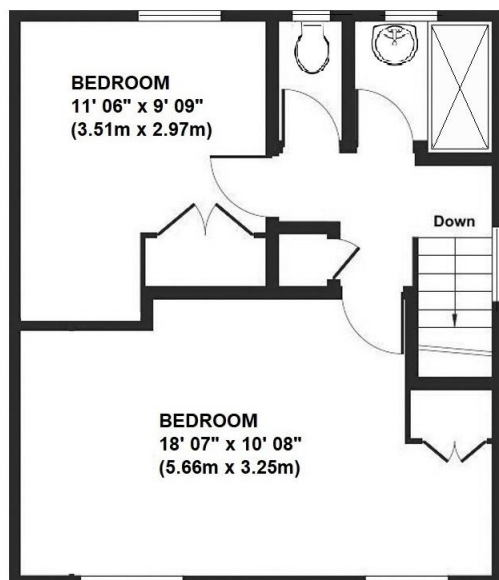
#### FRONT

On road parking.

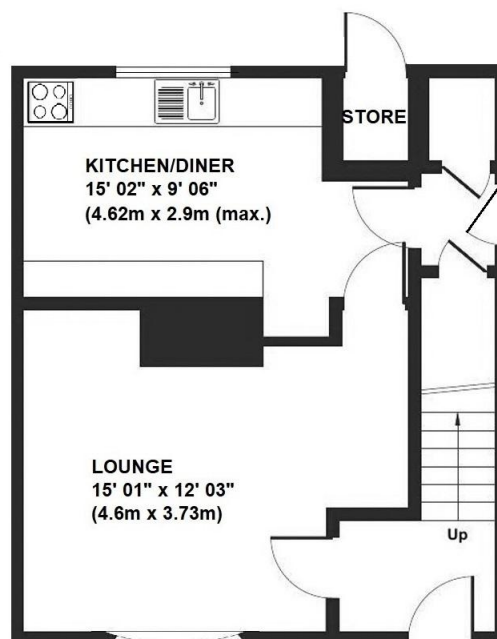
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





1ST FLOOR



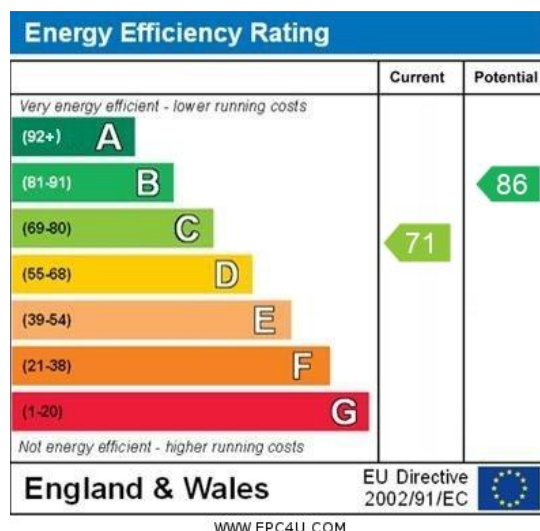
GROUND FLOOR

This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**



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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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