

# THOMAS BROWN

ESTATES



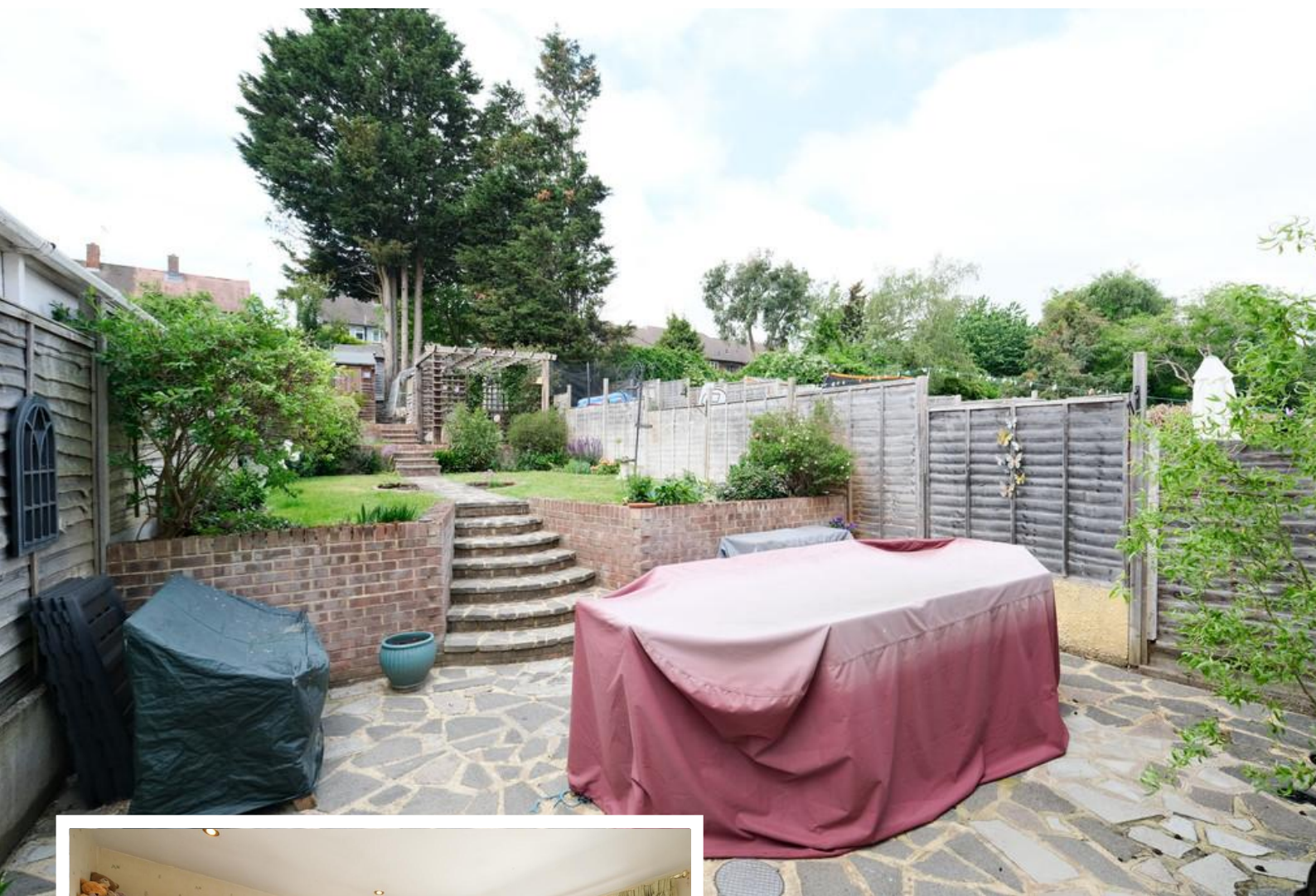
**45 Longbury Drive, Orpington, BR5 2JT**

**Asking Price: £400,000**

- 3 Bedroom End of Terrace House
- Wonderful 100' Rear Garden
- Potential to Extend (STPP)
- Well Located for St. Mary Cray Station







## Property Description

Thomas Brown Estates are delighted to offer this well presented, three bedroom end of terrace property, boasting a wonderful 100' rear garden and is located within walking distance to local shops and St. Mary Cray Station. The property comprises: entrance hallway, lounge and a kitchen/dining room to the ground floor. To the first floor are three bedrooms and family bathroom. Externally to the rear is a very well presented 100' garden with numerous seating areas perfect for entertaining and alfresco dining, and a drive to the front with ample on road parking. Longbury Drive is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to view to fully appreciate the quality of location and property on offer.





#### FRONT

Driveway, part laid to lawn.

#### ENTRANCE HALL

Opaque double glazed door to front, carpet, radiator.

#### LOUNGE

15' 0" x 12' 04" (4.57m x 3.76m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

15' 0" x 9' 05" (4.57m x 2.87m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob, integrated oven, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to rear, tiled flooring.



#### LOBBY

Space for under counter fridge, space for dryer, under stairs storage cupboard, opaque double glazed door to side, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet.

#### BEDROOM 1

10' 08" x 10' 0" (3.25m x 3.05m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 02" x 9' 08" (3.1m x 2.95m) Built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 01" x 7' 08" (2.46m x 2.34m) Fitted storage, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, two opaque double glazed windows to rear, tiled walls, tile effect flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

100' 0" (30.48m) Patio area with rest laid to lawn, numerous seating areas, sheds, greenhouse, mature flowerbeds.



#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

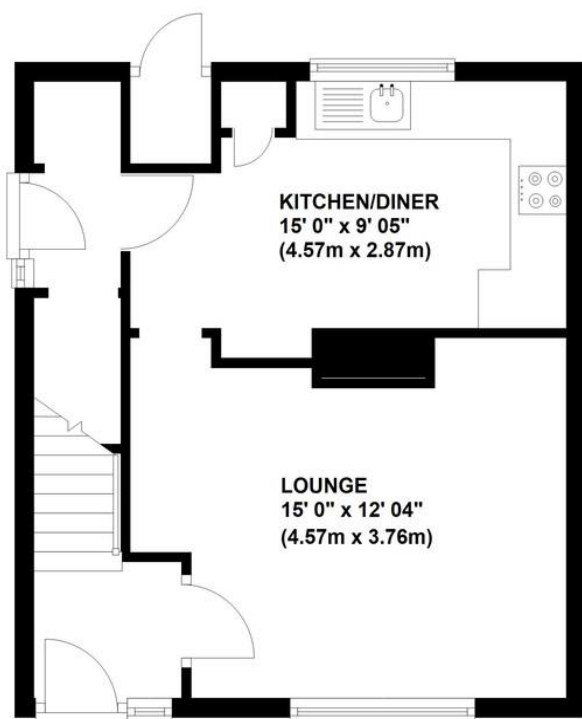
#### OFF STREET PARKING

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



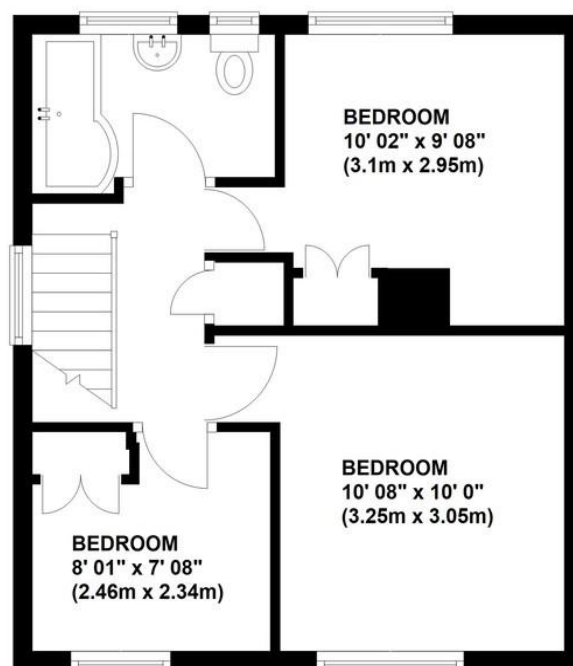
## Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 71.6 sq. metres (770.9 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.□□



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**Council Tax Band: C**

**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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