

THOMAS BROWN

ESTATES

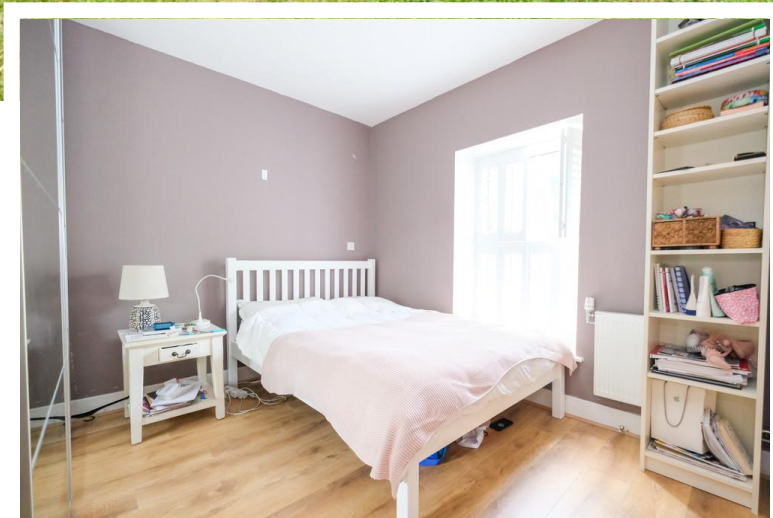


17 Cuckmere Way, Orpington, BR5 4FH

Asking Price: £475,000

- 3 Bedroom End of Terrace House
- Well Located for Local Schools & Shops
- 2 Bathrooms, Conservatory
- Constructed in 2013





Property Description

Thomas Brown Estates are delighted to offer this well presented, extended three bedroom two bathroom end of terrace property that was constructed in 2013 and has been designed for the modern family, with all the benefits of a newer home such as being well insulated, solar panels and Megaflo system. The property comprises: spacious entrance hall, lounge/dining room with access to the conservatory, modern fitted kitchen and a WC large enough to convert into a shower room if required to the ground floor. The first floor is comprised of three bedrooms (two being doubles), master with en-suite shower room, and a family bathroom. Externally there is a good size rear garden perfect for alfresco dining and entertaining and on street parking to the front. Cuckmere Way is well located for local schools, shops, bus routes, Orpington High Street, and Orpington & Chelsfield mainline stations. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of accommodation and location on offer.



ENTRANCE HALL

Composite door to front, understairs storage cupboard, wood flooring, radiator.

LOUNGE/DINER

15' 05" x 13' 03" (4.7m x 4.04m) Double glazed French door to conservatory, wood flooring, two radiators.

CONSERVATORY

14' 09" x 9' 09" (4.5m x 2.97m) Brick base, double glazed windows to rear and side, double glazed French doors to rear, laminate flooring.

KITCHEN

11' 01" x 8' 10" (3.38m x 2.69m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed window to front, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard housing megaflow system, carpet to stairs, laminate flooring.

BEDROOM 1

11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window with shutters to front, laminate flooring, radiator.



EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, part tiled walls, vinyl flooring, heated towel rail.

BEDROOM 2

12' 10" x 9' 01" (3.91m x 2.77m) Double glazed window with shutters to rear, laminate flooring, radiator.

BEDROOM 3

10' 08" x 6' 01" (3.25m x 1.85m) Double glazed window with shutters to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.



OTHER BENEFITS I INCLUDE:

GARDEN

33' 0" x 21' 0" (10.06m x 6.4m) Patio area with rest laid to lawn.

FRONT

Low maintenance front, on road parking.

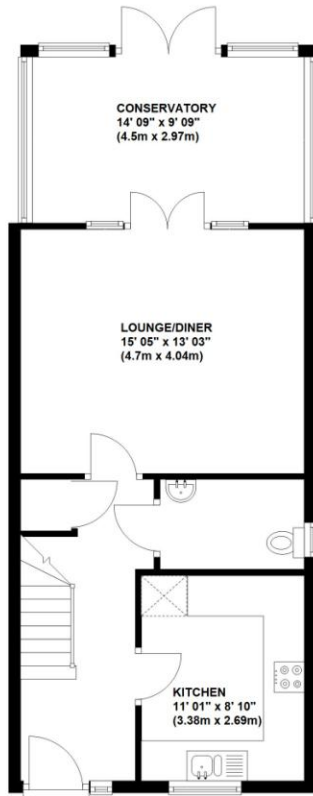
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



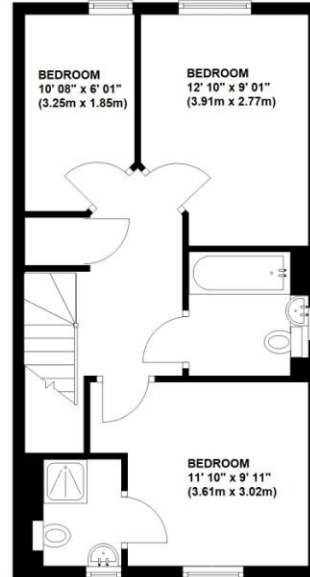
Ground Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 98.8 sq. metres (1063.0 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

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