

THOMAS BROWN

ESTATES



77 St. Pauls Wood Hill, Orpington, BR5 2SZ **Asking Price: £539,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Convert the Loft Space (STPP)
- Highly Desirable Location
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this rear extended and recently modernised three bedroom two bathroom semi-detached family home, situated on the highly desirable St. Pauls Wood Hill, boasting a high specification of finish and the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises; entrance porch and hallway, lounge with bespoke cabinets and feature fireplace, modern fitted kitchen with central island, dining room and a shower room to the ground floor. To the first floor there are three bedrooms and the family bathroom. STPP and like many have done on the road there is fantastic potential to convert the loft space if required. Externally there is a rear garden mainly laid to lawn and a block paved drive to the front. St Paul's Wood Hill is well located for local schools and bus routes, St. Marys Cray Station and Scadbury Park. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location, specification and floorspace on offer.



ENTRANCE PORCH

Double glazed French doors to front, carpet.

ENTRANCE HALL

Opaque composite door to front, tiled flooring, radiator.

LOUNGE

14' 05" x 12' 04" (4.39m x 3.76m) Feature fireplace, bespoke storage, double glazed window to front, radiator.

DINING ROOM

11' 06" x 5' 09" (3.51m x 1.75m) Double glazed French doors to rear, double glazed door to side, tiled flooring, radiator.

KITCHEN

20' 10" x 9' 10" (6.35m x 3m) Range of matching wall and base units with worktops over, double butler sink, integrated oven, extractor hood, integrated 5 ring gas hob with extractor over, integrated microwave, space for fridge/freezer, space for washing machine, space for dishwasher, central island/breakfast bar, understairs storage cupboard, double glazed window to rear, tiled flooring, radiator.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM 1

13' 11" x 11' 06" (4.24m x 3.51m) (measured to back of wardrobes) Fitted storage, double glazed window to front, radiator.

BEDROOM 2

13' 08" x 9' 01" (4.17m x 2.77m) Fitted storage, double glazed window to front, radiator.

BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Fitted storage, double glazed window to rear, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tiled walls, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

34' 0" x 29' 0" (10.36m x 8.84m) Patio and decked areas with rest laid to lawn, side access.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, part laid to lawn.

DOUBLE GLAZING

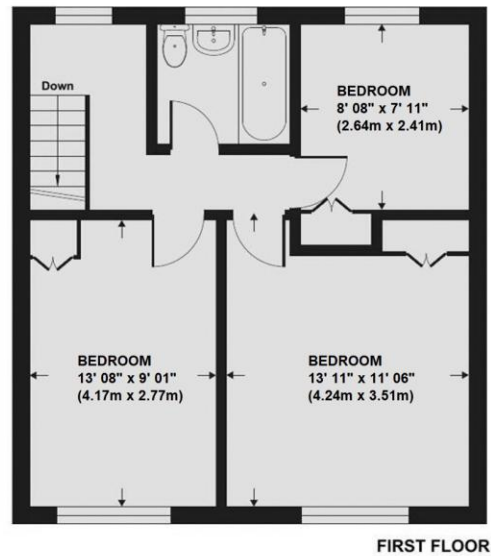
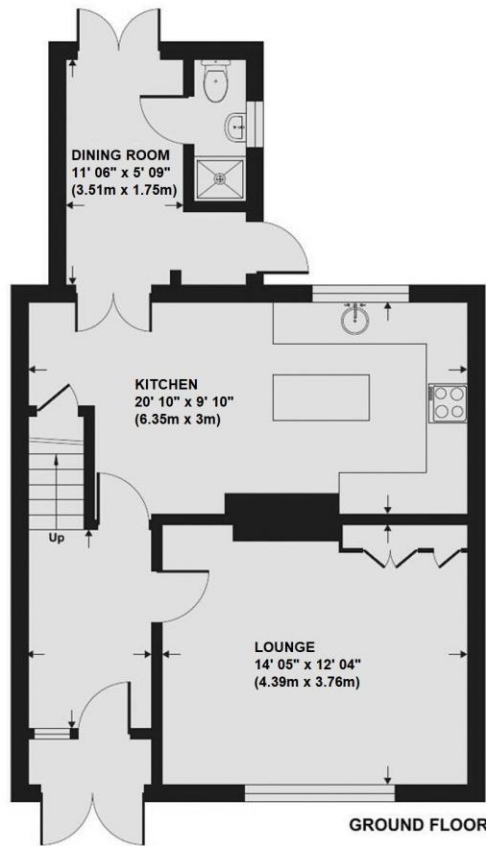
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Area = 1058 sq ft / 98.3 sq m

For identification only - Not to scale

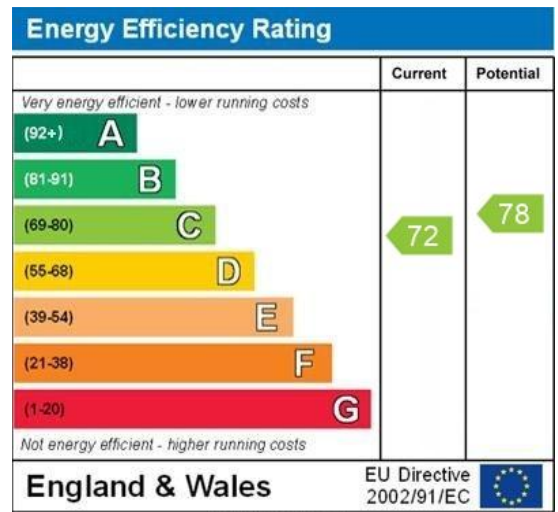


This plan is for illustration purpose only - not to scale



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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