

# THOMAS BROWN

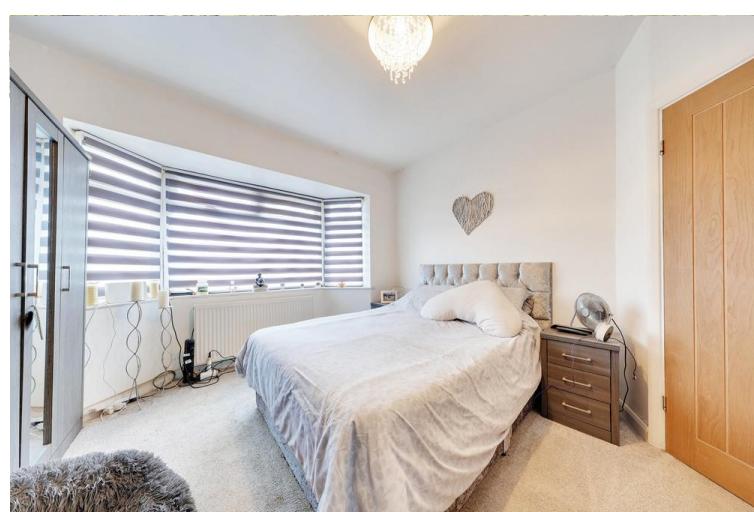
## ESTATES



**38 Edmunds Avenue, Orpington, BR5 3LF      Asking Price: £385,000**

- 2 Bedroom Semi-Detached Bungalow
- Well Located for St. Mary Cray Station & Local Schools
- Potential to Extend (STPP)
- Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow, featuring an open plan lounge and modern fitted kitchen, a driveway providing off street parking for two vehicles and excellent potential to extend to the rear and/or into the loft, as many properties in the local area have done (STPP).

The accommodation comprises an entrance hall, open plan lounge/kitchen, two bedrooms and a family bathroom.

Externally the property benefits from a rear garden and a front driveway, both offering a blank canvas for the new owner to personalise.

Edmunds Avenue is conveniently located close to local schools, shops, bus routes, and St. Mary Cray mainline station.

Viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.





## ENTRANCE HALL

Double glazed door to side, laminate flooring.



## LOUNGE/KITCHEN

19' 02" x 13' 11" (5.84m x 4.24m) Range of matching wall and base units with worktops over, stainless steel sink, space for cooker, space for American fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, breakfast bar, double glazed French doors to rear, laminate flooring, radiator.

## BEDROOM 1

13' 03" x 11' 06" (4.04m x 3.51m) Double glazed bay window to front, carpet, radiator.

## BEDROOM 2

8' 0" x 7' 06" (2.44m x 2.29m) Double glazed window to front, carpet, radiator.



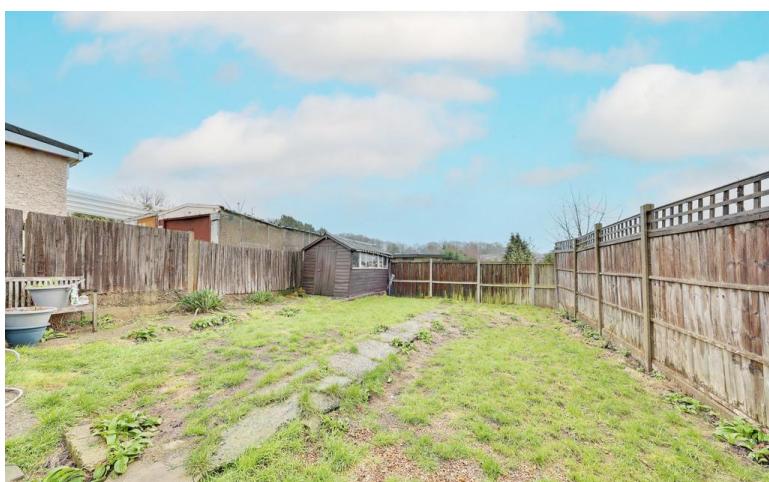
## BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, opaque window to side, tile effect flooring, heated towel rail.

## OTHER BENEFITS INCLUDE:

### GARDEN

Laid to lawn.



### OFF STREET PARKING

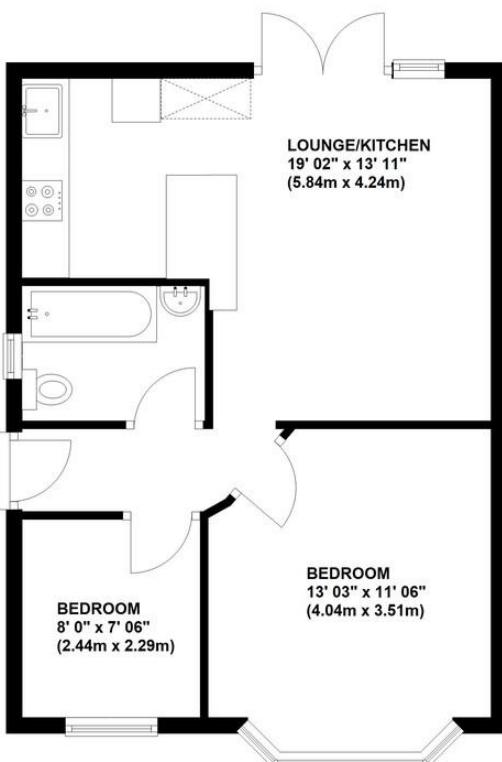
Drive with space for two vehicles.

### DOUBLE GLAZING

### CENTRAL HEATING SYSTEM

## Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Total area: approx. 46.9 sq. metres (504.7 sq. feet)

This plan is for illustration purpose only – not to scale

Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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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