

# THOMAS BROWN

## ESTATES

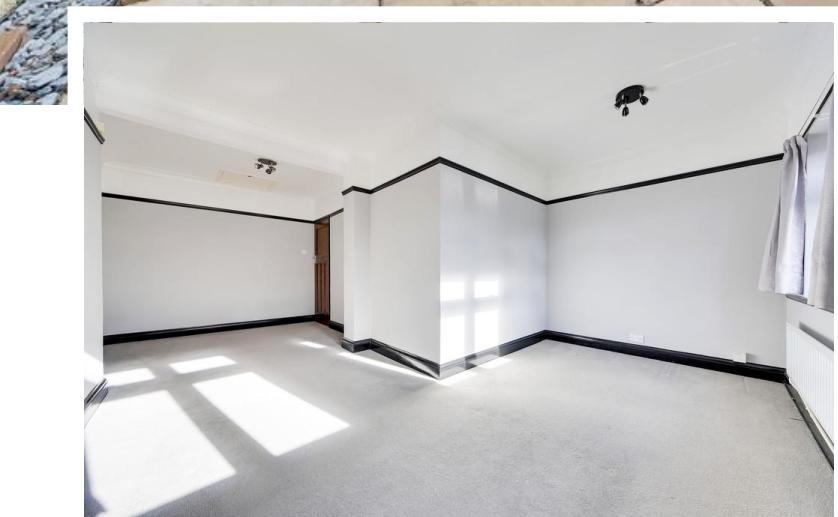


**13 Oakdene Road, Orpington, BR5 2AJ**

**Offers IEO: £425,000**

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Shops & Stations
- Double Storey Rear Extended
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this well presented, double storey rear extended two double bedroom semi-detached home, being offered to the market with no forward chain and ideally located within walking distance of Petts Wood and St. Mary Cray mainline stations.

The property is conveniently positioned close to local shops, including the popular Nugent Retail Park, as well as Orpington and Petts Wood High Streets.

The accommodation comprises an entrance hall, lounge, and a stylish open plan modern fitted kitchen/diner to the ground floor. To the first floor are two spacious double bedrooms and a family bathroom. The rear bedroom offers potential to create an en-suite, subject to the new owners' requirements.

Externally, the rear garden is mainly laid to lawn, making it ideal for entertaining and alfresco dining, while the front of the property provides off street parking.

Oakdene Road is ideally located for local schools, shops, bus routes, and excellent transport links via St. Mary Cray and Petts Wood stations.

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





## ENTRANCE HALL

Composite door to front, double glazed window to side, carpet, radiator.

## LOUNGE

12' 06" x 10' 11" (3.81m x 3.33m) Gas fireplace, double glazed bay window to front, carpet, radiator.

## KITCHEN/DINER

21' 08" x 14' 06" (6.6m x 4.42m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, range style cooker to stay, space for American fridge/freezer, space for washing machine, tiled splashback, double glazed window to side and rear, double glazed French doors to rear, laminate flooring, radiator.

## STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

## BEDROOM

21' 0" x 13' 05" (6.4m x 4.09m) (measured at maximum) (L-shaped) Two double glazed windows to rear, carpet, two radiators.

## BEDROOM

12' 06" x 10' 10" (3.81m x 3.3m) Double glazed window to front, carpet, radiator.

## BATHROOM

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

## OTHER BENEFITS INCLUDE:

## GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, two workshops, one shed.

## OFF STREET PARKING

## DOUBLE GLAZING

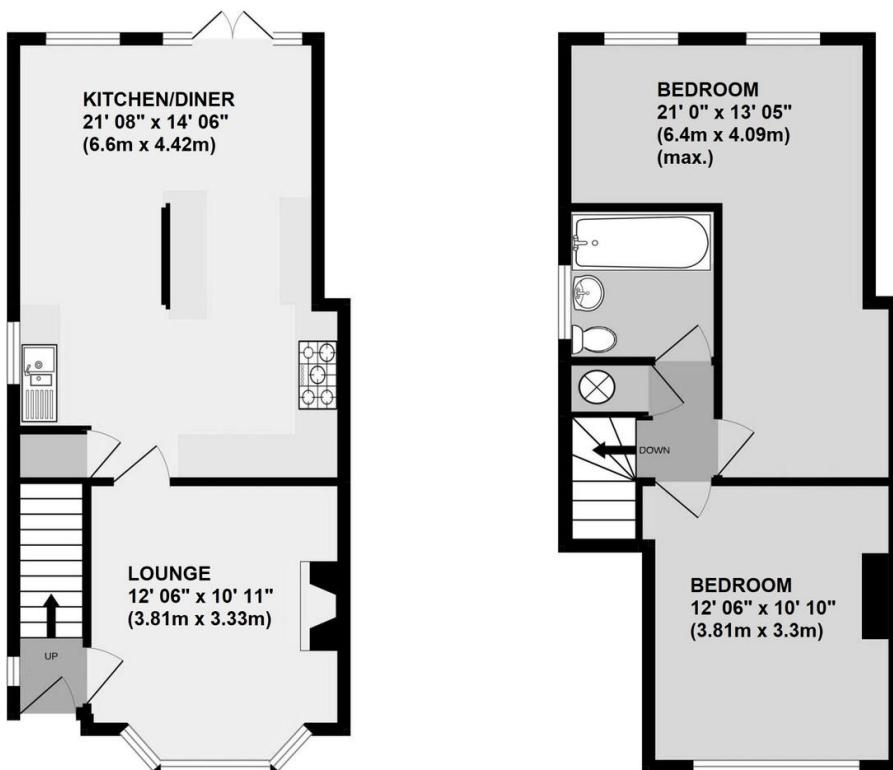
## CENTRAL HEATING SYSTEM

## NO FORWARD CHAIN



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. No guarantee is given for the accuracy of these figures. No liability can be taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)  
**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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