

# THOMAS BROWN

ESTATES



**80 Chorley Wood Crescent, Orpington, BR5 2SQ** Asking Price: **£340,000**

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STPP).
- Well Located for St. Mary Cray Station
- Parking for Three Vehicles







## Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property, set in a quiet location and boasting fantastic potential to extend (STPP). The accommodation comprises; entrance porch and hall, lounge, modern fitted kitchen/diner, conservatory and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is good size rear garden and parking for three vehicles to the front. Please note that although the master bedroom, kitchen/diner and bathroom have been recently modernised, cosmetic decoration is required to other rooms and this has been considered in the asking price. Chorley Wood Crescent is well located for St. Mary Cray Station, local schools, local shops, bus routes and local parks/National Trust Land. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange a viewing.





### ENTRANCE PORCH

Double glazed door and double glazed windows to front, laminate flooring.

### ENTRANCE HALL

Double glazed composite door and double glazed opaque window to front, carpet, radiator.

### LOUNGE

14' 6" x 12' 4" (4.42m x 3.76m) Double glazed window to front, carpet, radiator.

### KITCHEN

17' 6" x 9' 9" (5.33m x 2.97m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, cooker with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, breakfast bar, tiled splashbacks, double glazed window to conservatory, double glazed opaque door to conservatory, tile effect flooring, radiator.

### CONSERVATORY

15' 8" x 11' 11" (4.78m x 3.63m) (L-shaped) Understairs storage cupboard, space for fridge/freezer, space for tumble dryer, double glazed windows and double glazed door to rear, vinyl flooring.

### CLOAKROOM

Low level WC, wash hand basin in vanity unit, tile effect flooring.

### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, airing cupboard, loft hatch, double glazed window to rear, carpet, radiator.

### BEDROOM 1

11' 10" x 11' 7" (3.61m x 3.53m) Built in wardrobe, double glazed window to front, carpet, radiator.

### BEDROOM 2

13' 9" x 9' 1" (4.19m x 2.77m) Built in storage, double glazed window to front, radiator.

### BEDROOM 3

8' 8" x 7' 11" (2.64m x 2.41m) Built in wardrobe, double glazed window to rear, carpet, radiator.

### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tile effect flooring, radiator.

### OTHER BENEFITS INCLUDE:

### GARDEN

70' 0" x 28' 0" (21.34m x 8.53m) Mainly paved, laid to lawn, mature flowerbeds, storage area to side, shed.

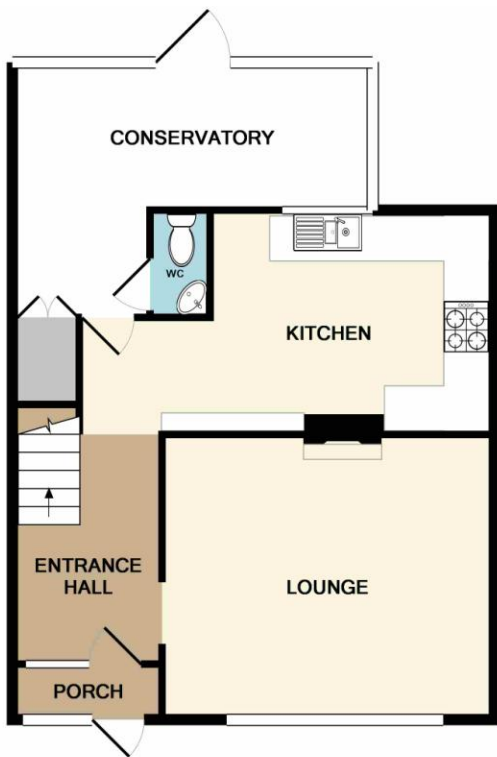
### OFF STREET PARKING

Drive for three vehicles, mature shrubs, side access.

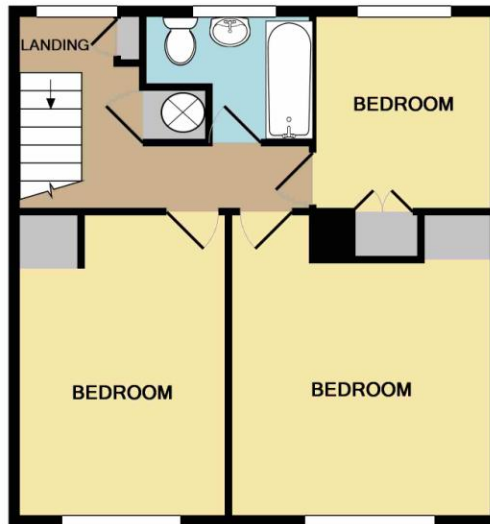
### DOUBLE GLAZING

### CENTRAL HEATING SYSTEM





GROUND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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 operability or efficiency can be given  
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## Tenure

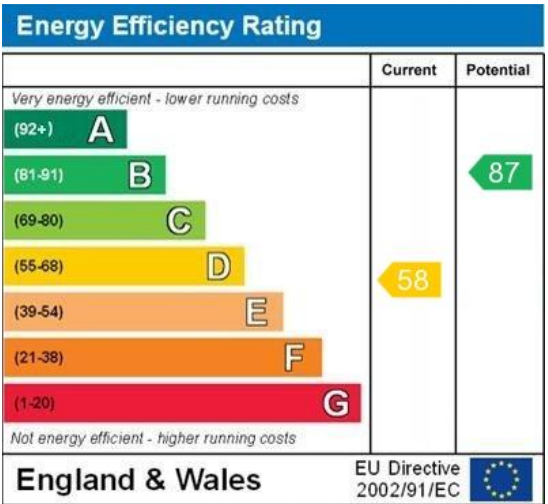
Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment



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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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