

THOMAS BROWN

ESTATES

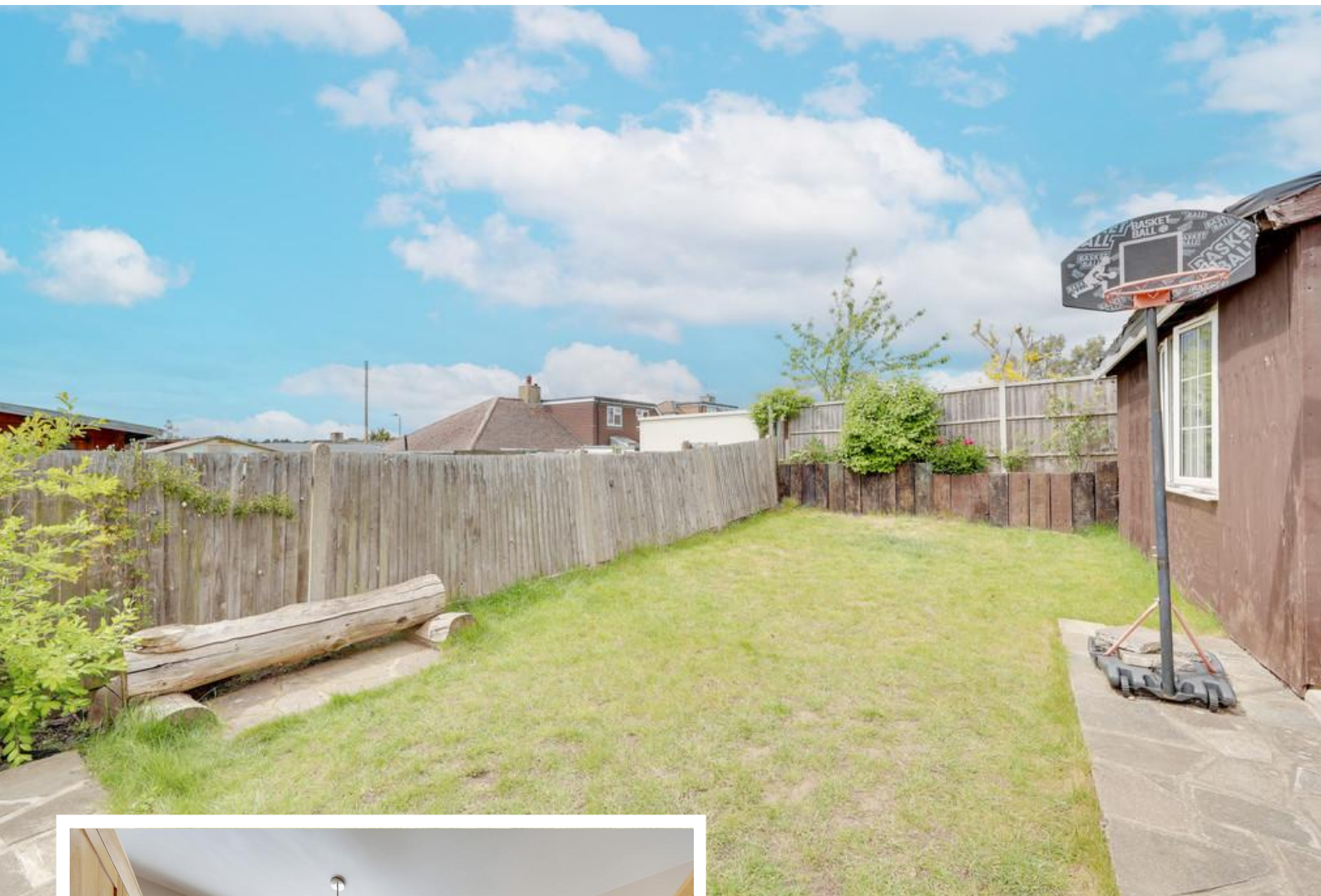


21 Edmunds Avenue, Orpington, BR5 3LE

Asking Price: £375,000

- 2 Bedroom Semi-Detached Bungalow
- 19'04 Open Plan Lounge/Dining Room
- Well Located for Local Shops & St. Mary Cray Station
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this very well presented, two bedroom semi-detached bungalow, featuring an open plan lounge/dining area ideal for entertaining, 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/dining room that leads to a lean-to, kitchen, two bedrooms and a family bathroom.

Externally the property benefits from a rear garden mainly laid to lawn, with a patio area perfect for alfresco dining, and driveway to the front.

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

Door to side, exposed floorboards, radiator.

LOUNGE/DINER

19' 04" x 14' 04" (5.89m x 4.37m) Double glazed window to side, double glazed sliding door to rear, exposed floorboards, carpet, two radiators.

LEAN-TO

KITCHEN

9' 0" x 8' 0" (2.74m x 2.44m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to side, double glazed window and double glazed door to rear, vinyl flooring.



BEDROOM 1

13' 05" x 11' 06" (4.09m x 3.51m) Double glazed bay window to front, exposed floorboards, radiator.

BEDROOM 2

8' 01" x 7' 06" (2.46m x 2.29m) Double glazed window to front, carpet, radiator.



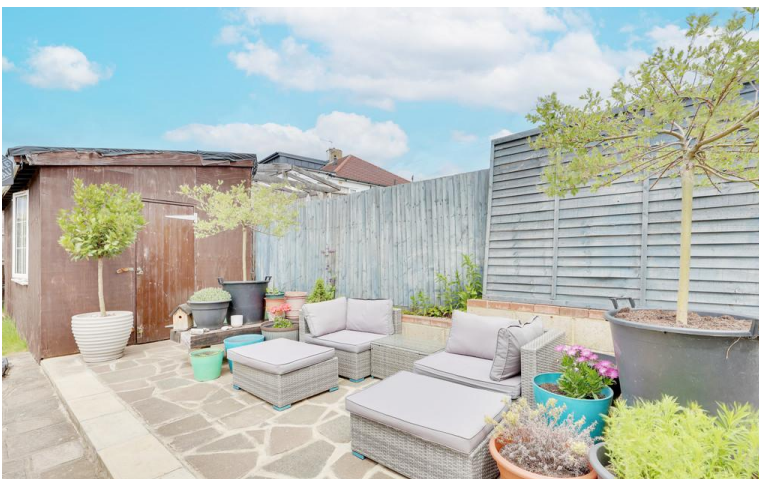
BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, exposed floorboards, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

44' 0" (13.41m) Patio area with rest laid to lawn.



FRONT/OFF STREET PARKING

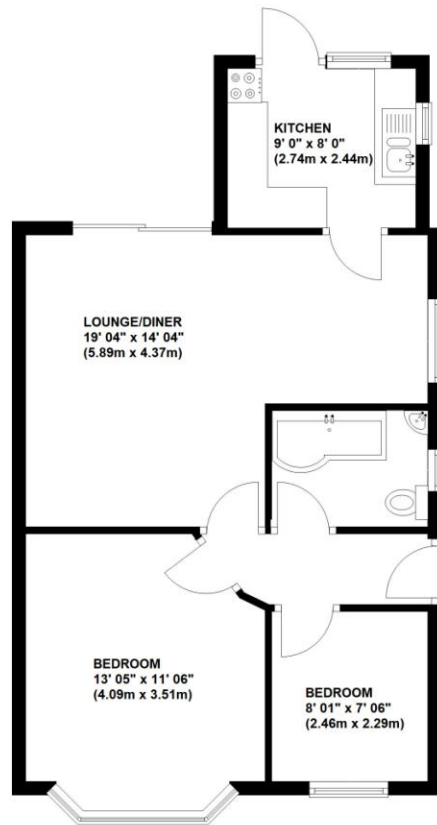
Gravel drive for multiple vehicles, flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Ground Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 54.5 sq. metres (586.9 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Council Tax Band: C

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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