415,00

THOMAS BROWN
ESTATES

68 Broomwood Road, Orpington, BR5 2JJ **Asking Price: £415,000**

- 3 Bedroom, Rear Extended Semi-Detached House
- 2 Reception Rooms & 2 Bathrooms
- Well Located to Local Shops & St. Mary Cray Station
- Potential to Convert Loft Space (STPP)

Property Description

Thomas Brown Estates are pleased to present this well maintained, rear extended three bedroom, two bathroom semi-detached home, conveniently located within walking distance of St. Mary Cray railway station, local shops and Nugent Shopping Park.

The accommodation comprises an entrance hall, a comfortable lounge, a kitchen with a semi-open-plan layout leading into the dining room, a utility area and a ground floor shower room. Upstairs, the landing provides access to three bedrooms, a family bathroom and a separate WC.

Outside, the property benefits from a private rear garden, ideal for outdoor dining and entertaining, together with a front driveway providing off street parking for two vehicles. Please note the boiler was replaced in March 2026, new flooring to the first floor was laid this year and ground floor two years ago, with the front windows and door replaced in 2023.

Subject to planning permission, there is also potential to convert the loft space, as similar properties in the area have done.

Situated on Broomwood Road, the property is well placed for local schools, shops, bus routes and excellent transport links.

Early viewing is recommended. Please contact Thomas Brown Estates to arrange an appointment.

ENTRANCE HALL
Double glazed opaque door to front, laminate flooring, radiator.

LOUNGE
15' 01" x 12' 02" (4.6m x 3.71m) Double glazed window to front, laminate flooring, radiator.

KITCHEN
18' 05" x 9' 02" (5.61m x 2.79m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated dishwasher, space for fridge/freezer, tiled splashback, understairs cupboards, tiled flooring.

DINING ROOM
14' 02" x 9' 10" (4.32m x 3m) Double glazed French doors to rear, double glazed window to rear, tiled flooring, radiator.

UTILITY AREA
Double glazed opaque window to front, space for washing machine, tiled flooring.

SHOWER ROOM
WC, wash hand basin, shower, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING
Airing cupboard, carpet.

BEDROOM 1
11' 06" x 9' 08" (3.51m x 2.95m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BEDROOM 2
10' 07" x 10' 03" (3.23m x 3.12m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3
7' 11" x 6' 05" (2.41m x 1.96m) Built in storage, double glazed window to front, laminate flooring.

BATHROOM
Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.

SEPARATE WC
WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN
40' 0" x 26' 0" (12.19m x 7.92m) Patio and decked area with rest laid to lawn, flowerbeds.

FRONT
Driveway, path to front door.

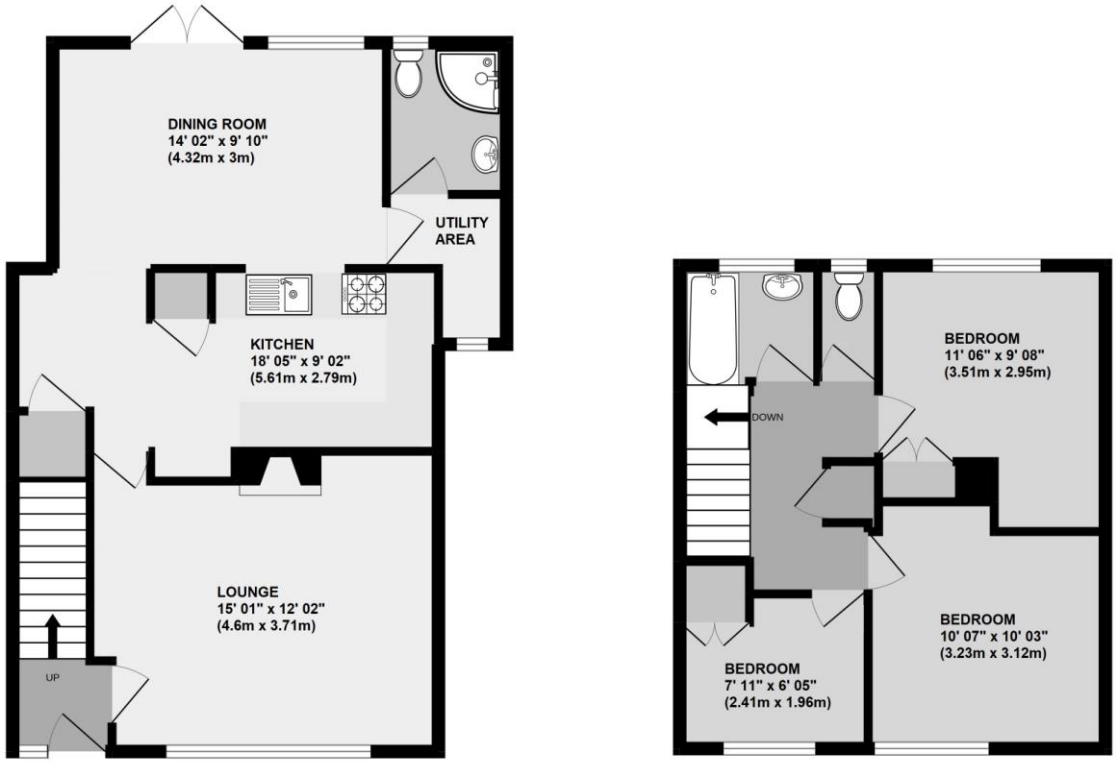
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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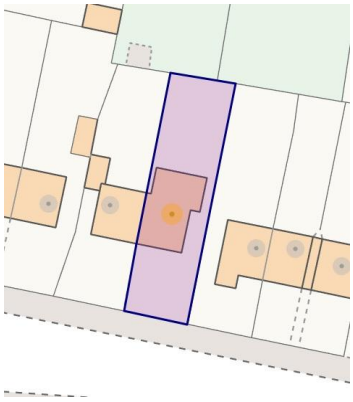

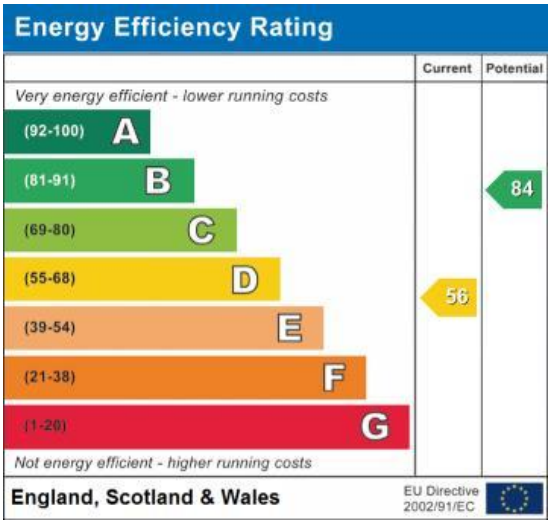

Council Tax Band: D

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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