

# THOMAS BROWN

ESTATES

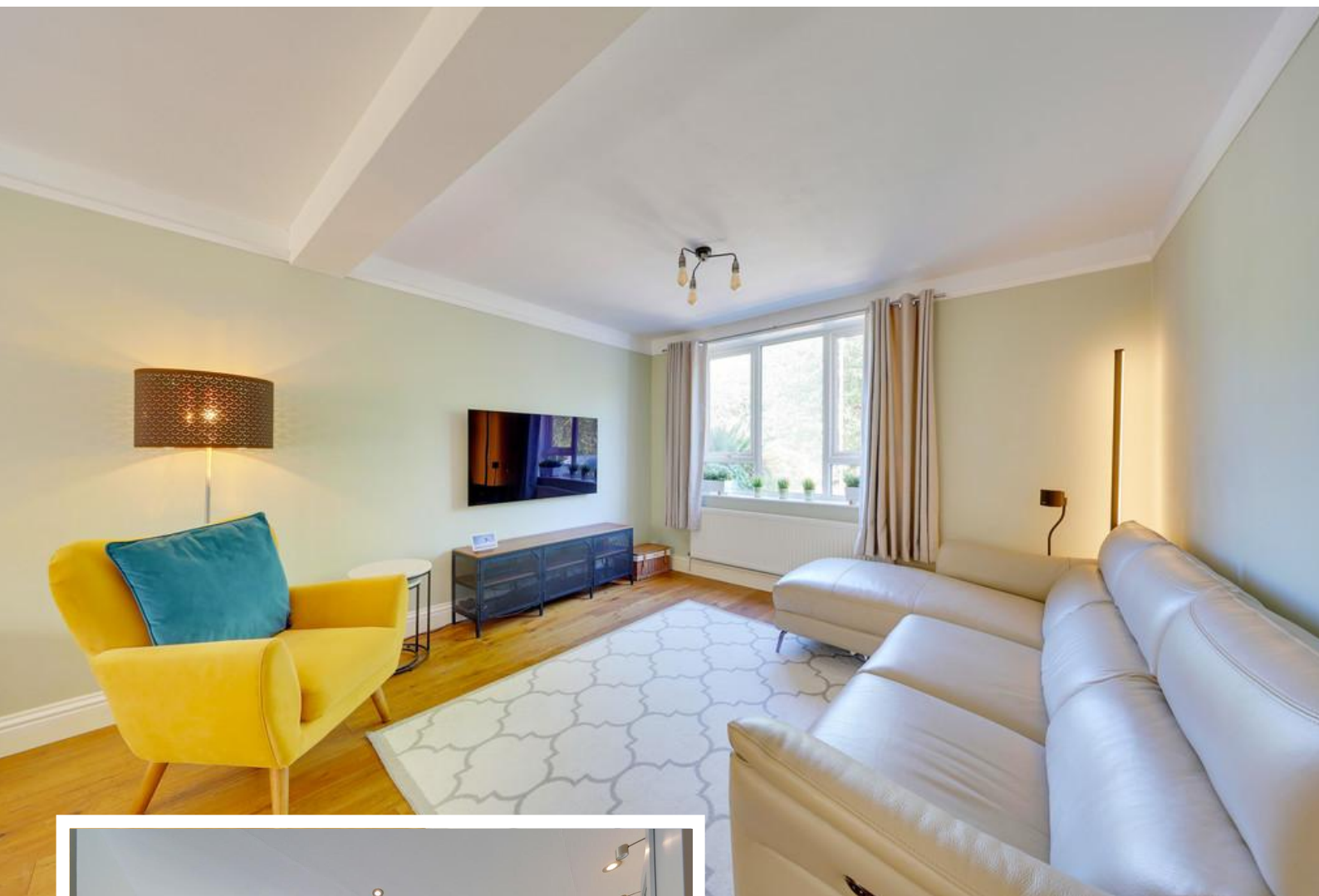


**25 Beddington Road, Orpington, BR5 2TG**

**Asking Price: £534,000**

- 3 Double Bedroom Semi-Detached House
- 23'4 Lounge/Dining Room, Landscaped Garden
- Potential to Convert Loft (STPP)
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, larger style three double bedroom semi-detached family home, finished to a high specification throughout and ideally situated on the desirable Beddington Road. In recent years the property has undergone refurbishment, including new roof and driveway to name a few.

The ground floor comprises an entrance hallway, impressive 23'4 lounge/dining room, modern fitted kitchen, conservatory and WC. To the first floor are three generous double bedrooms and a recently fitted executive family bathroom featuring an Aqualisa shower.

There is excellent potential to convert the loft space, subject to the necessary planning permissions, as many neighbouring properties have done.

Externally, the property benefits from a landscaped rear garden, mainly laid to lawn, with a decked area and summerhouse, while the front provides a block paved driveway with parking for two vehicles.

Beddington Road is ideally positioned for a range of local schools including outstanding rated Midfield Primary School, as well as St Mary Cray Station and the popular Scadbury Park. Internal viewing is highly recommended to fully appreciate the quality, location and generous floor space on offer.



#### **Entrance Hall:**

Composite door to front, understairs cupboard, engineered oak wood flooring, radiator.

#### **Lounge/Dining Room:**

23' 04" x 12' 0" (7.11m x 3.66m). Feature fireplace, double glazed window to front, double glazed French doors to rear, radiator.

#### **Kitchen:**

10' 06" x 10' 05" (3.2m x 3.18m). Range of matching wall and base units with worktops over, sink, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, window to front, wood effect flooring, radiator.

#### **Conservatory:**

19' 01" x 6' 02" (5.82m x 1.88m). Brick base, space for appliances inc. washing machine, double glazed window to rear, double glazed door to rear, double glazed panels to sides.

#### **Lobby:**

Composite door to side, storage cupboard, wood effect flooring.

#### **Cloakroom:**

WC, wash hand basin, double glazed opaque window to side, engineered wood flooring, radiator.

#### **Stairs To First Floor Landing:**

Double glazed window to front and side, carpet, radiator.

#### **Bedroom 1:**

13' 04" x 12' 04" (4.06m x 3.76m) Double glazed window to rear, carpet, radiator.

#### **Bedroom 2:**

12' 04" x 9' 10" (3.76m x 3m). Double glazed window to front, carpet, radiator.

#### **Bedroom 3:**

12' 08" x 10' 0" (3.86m x 3.05m). Double glazed window to rear, carpet, radiator.

#### **Bathroom:**

WC, wash hand basin in vanity unit, bath with Aqualisa shower and shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

#### **Other Benefits Include:**

#### **Garden:**

85' 0" (25.91m). Laid to lawn, flowerbeds, summerhouse, shed, side access.

#### **Front:**

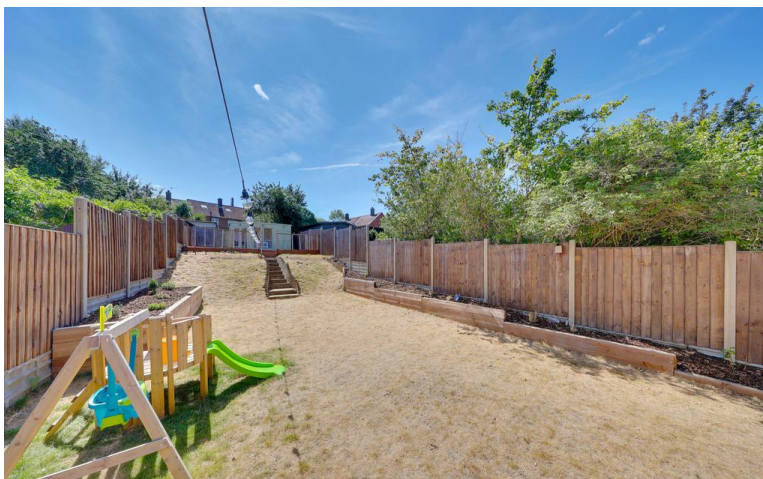
Block paved drive for two vehicles, low maintenance, electric charging point.

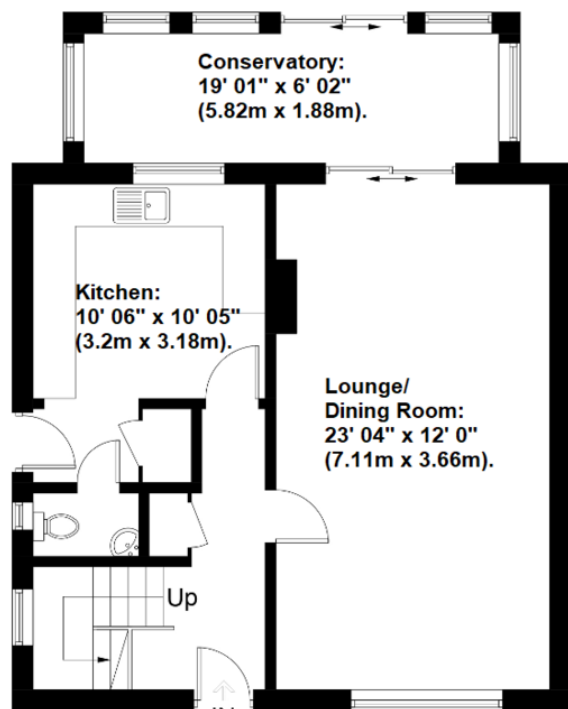
#### **Double Glazing**

#### **Central Heating System**

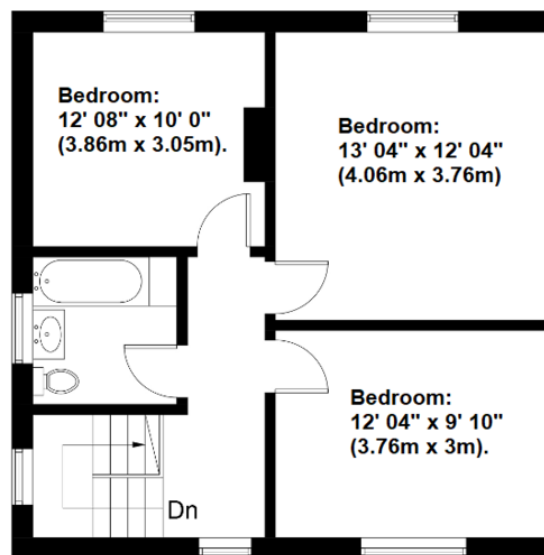
#### **Freehold**

#### **Council Tax Band: E**





**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 119 sq m / 1281 sq ft  
**This plan is for illustration purpose only - not to scale**



**Council Tax Band: E**

**Tenure: Freehold**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| 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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