

THOMAS BROWN

ESTATES

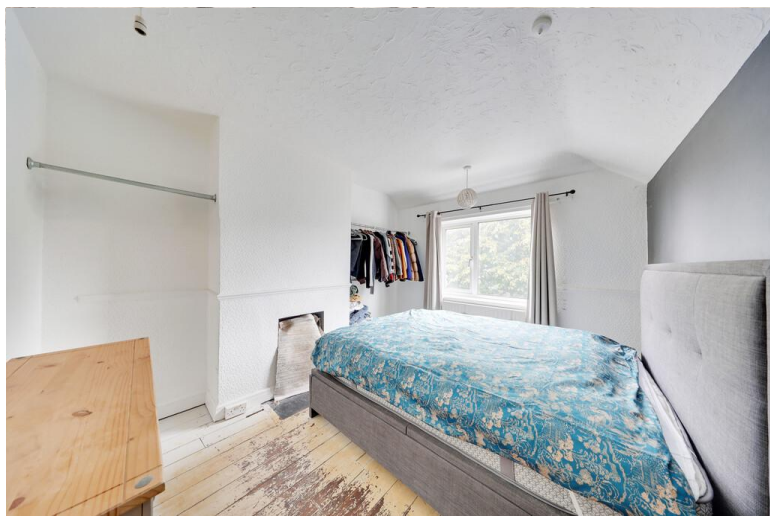


18 May Avenue, Orpington, BR5 2ED

Asking Price: £335,000

- 2 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- Lounge/Dining Room
- No Forward Chain, 70' Rear Garden





Property Description

Thomas Brown Estates are pleased to offer this two bedroom semi-detached property, being offered to the market with no forward chain and situated on a popular no through road within walking distance of St. Mary Cray Station, local shops and the ever-popular Nugent Retail Park.

The accommodation comprises an entrance hall, spacious 20'05 lounge/dining room, kitchen and lean-to/utility room to the ground floor. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a generous 70' rear garden, lean-to style garage to the side and a driveway to the front.

Please note that the property does require modernisation throughout, including the installation of a new bathroom (please see photographs), and this has been reflected in the asking price.

May Avenue is ideally located for a range of local schools, shops and bus routes, with both St. Mary Cray and Petts Wood mainline stations within easy reach. The property also offers excellent potential for extension, subject to the necessary planning consents.

Please call Thomas Brown Estates to arrange an appointment to view and fully appreciate the location and potential this property has to offer.



Entrance Hall:

Composite door to front, carpet, radiator.

Lounge/Dining Room:

20' 05" x 9' 10" (6.22m x 3m) (Measured at maximum). Double glazed bay window to front, carpet, two radiators.

Kitchen:

11' 05" x 4' 11" (3.48m x 1.5m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, double glazed window to side, vinyl flooring.



Utility/Lean-To:

7' 10" x 7' 02" (2.39m x 2.18m). WC, two double glazed windows to rear, double glazed door to side, laminate flooring.

Stairs To First Floor Landing:

Double glazed window to side, exposed floorboards.

Bedroom 1:

11' 08" x 9' 11" (3.56m x 3.02m). Double glazed window to front, exposed floorboards, radiator.



Bedroom 2:

8' 02" x 7' 11" (2.49m x 2.41m). Double glazed window to rear, exposed floorboards, radiator.

Bathroom:

WC, bath, double glazed opaque window to side, exposed floorboards.

Other Benefits Include:

Garden:

70' 0" (21.34m). Patio area, mature flowerbeds.

Garage:

13' 01" x 7' 0" (3.99m x 2.13m). Lean-to style.

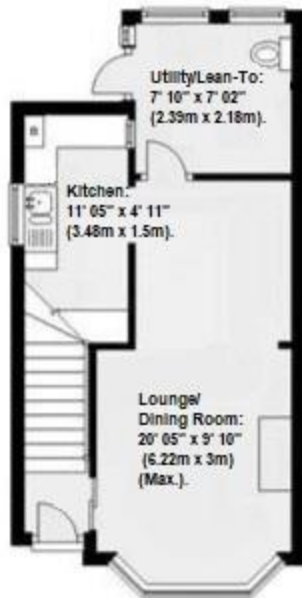
Front:

Drive, laid to lawn.

Double Glazing

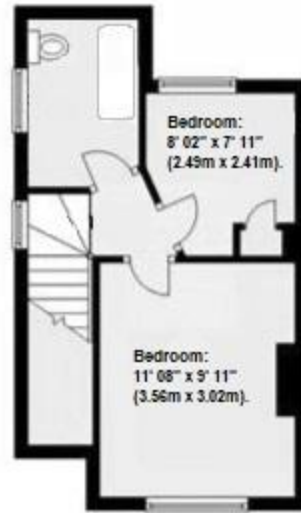
Central Heating System





Ground Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.6 sq. feet)

Total area: approx. 57.1 sq. metres (614.8 sq. ft)

This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
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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