

THOMAS BROWN

ESTATES



48 Broomwood Road, Orpington, BR5 2JJ

Fixed Price: £415,000

- 2 Double Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- Fantastic Potential to Extend to Side (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this extended two double bedroom semi-detached house with fantastic potential to extend further to the side and/or into the loft space, located with walking distance to many local amenities and St. Mary Cray Station. With this style of property there is also potential to convert the spacious master bedroom into two bedrooms for the growing family as many have done in the local area. The property is being offered to the market with no forward chain and comprises: entrance porch and hall, lounge, fitted kitchen that spans the rear of the property, WC and a conservatory to the ground floor. To the first floor are two double bedrooms, with the master being particularly spacious and a modern family bathroom. Externally there is a landscaped rear garden with space to the side for extension (STPP) or additional parking and off street parking to the front on the driveway. Other benefits include triple glazing (to the majority of windows) and gas central heating system. Broomwood Road is well located for local schools, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed panel to front and side, tiled flooring.

ENTRANCE HALL

Double glazed door to porch, laminate flooring, radiator.

LOUNGE

15' 01" x 12' 03" (4.6m x 3.73m) Triple glazed window with shutters to front, laminate flooring, radiator.

KITCHEN/DINER

18' 04" x 9' 07" (5.59m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and gas hob with extractor over, space for American fridge/freezer, space for washing machine, tiled splashback, under stairs storage, double glazed door to conservatory, triple glazed window to rear, vinyl flooring, radiator.



CONSERVATORY

14' 06" x 8' 05" (4.42m x 2.57m) Double glazed sliding doors to rear, double glazed door to side, double glazed panels to side, double glazed panel to rear, underfloor heating, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft hatch, carpet to stairs, laminate flooring.

BEDROOM 1

18' 06" x 10' 06" (5.64m x 3.2m) (measured at maximum) (potential to convert into two bedrooms) Built in storage, two triple glazed windows with shutters to front, laminate flooring, two radiators.



BEDROOM 2

11' 05" x 9' 08" (3.48m x 2.95m) Triple glazed window with shutters to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, panel enclosed bath with shower over, triple glazed opaque window and triple glazed opaque panel to rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 32' 0" (15.24m x 9.75m) Landscaped, large patio area, artificial lawn, low maintenance.

SIDE POTENTIAL

22' 0" x 12' 0" (6.71m x 3.66m) Opportunity to extend (STPP) or create additional parking, currently block paved with side access to front.

TRIPLE GLAZING

(Porch and conservatory windows are double glazed).

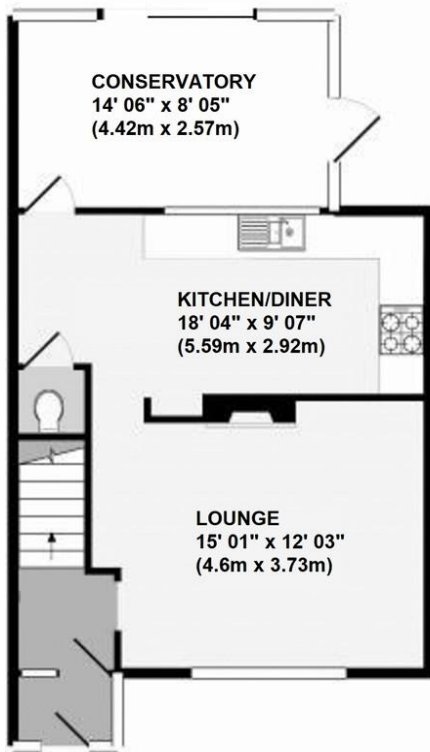
CENTRAL HEATING SYSTEM

OFF STREET PARKING

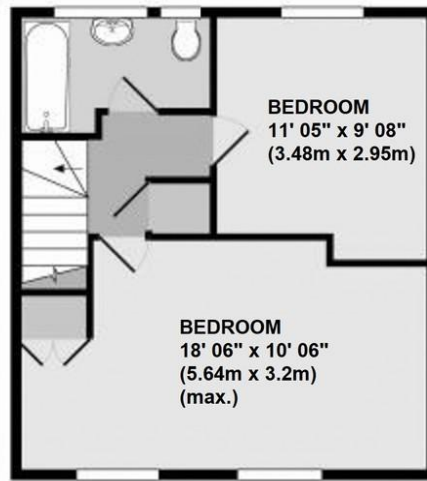
NO FORWARD CHAIN

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
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band:

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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