

THOMAS BROWN

ESTATES



26 Cathcart Drive, Orpington, BR6 8BX

Asking Price: £615,000

- 3 Bedroom, Bay Fronted Semi-Detached House
- Short Walk to Orpington Station & Close to Local Schools
- Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this bay fronted three bedroom semi-detached property, situated on the ever popular Cathcart Drive, within a short walk of Orpington Station and close to Darriek Wood, Newstead Wood and Crofton schools.

Offered to the market with no forward chain, the accommodation comprises an entrance hallway, lounge open plan to the dining room and kitchen to the ground floor. To the first floor are three bedrooms, including two doubles, a family bathroom and separate WC.

Externally, the property benefits from a mature rear garden, garage to the side and driveway to the front. Subject to the necessary planning permissions, there is potential to extend to the rear, convert the garage and/or the loft space, as many neighbouring properties have done.

Please note that the property requires modernisation throughout, which has been reflected in the asking price.

Cathcart Drive is ideally positioned for excellent local schools, Orpington and Petts Wood Stations, both High Streets and a range of local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



Entrance Hall:

Composite door to front, double glazed window to side, carpet, radiator.

Lounge:

13' 08" x 12' 10" (4.17m x 3.91m). (Open plan to dining room). Double glazed bay window to front, carpet, radiator.

Dining Room:

11' 0" x 9' 11" (3.35m x 3.02m). Double glazed door to rear, carpet, radiator.

Kitchen:

11' 0" x 9' 01" (3.35m x 2.77m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, larder cupboard, double glazed window to rear, door to rear, tile effect flooring.

Stairs To First Floor Landing:

Double glazed window to side, carpet.

Bedroom 1:

14' 05" x 11' 01" (4.39m x 3.38m). Built in storage, double glazed bay window to front, carpet, radiator.

Bedroom 2:

11' 0" x 10' 10" (3.35m x 3.3m). Double glazed window to rear, carpet, radiator.

Bedroom 3:

9' 05" x 8' 01" (2.87m x 2.46m). (Measured at maximum). Built in storage, double glazed window to front, carpet, radiator.

Bathroom:

Wash hand basin, bath with shower attachment, airing cupboard, double glazed opaque window to side, tiled walls, vinyl flooring.

Separate WC:

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

Other Benefits Include:

Garden:

60' 0" (18.29m). (Approx.). Patio area with rest laid to lawn, mature flowerbeds.

Garage:

17' 10" x 9' 01" (5.44m x 2.77m). Up and over door to front, door to rear, power and light.

Front:

Drive, part laid to lawn, mature flowerbeds.

Double Glazing

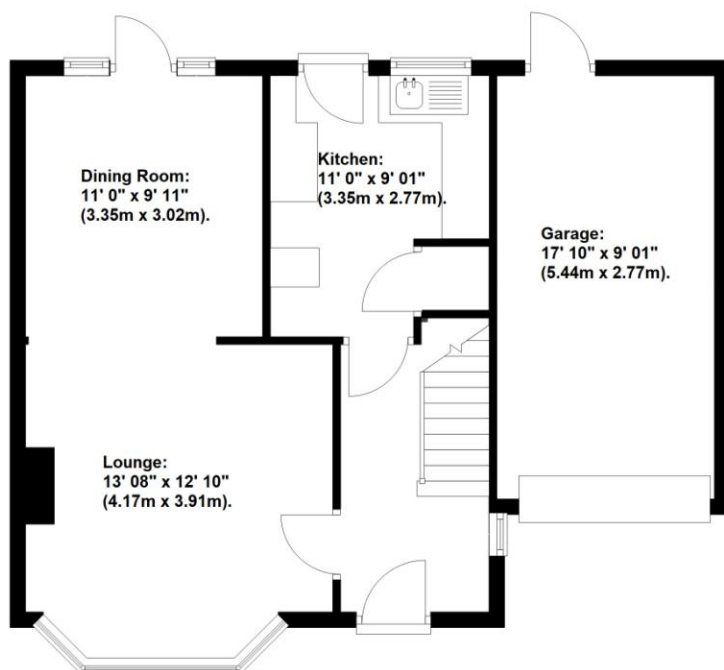
Central Heating System

No Forward Chain



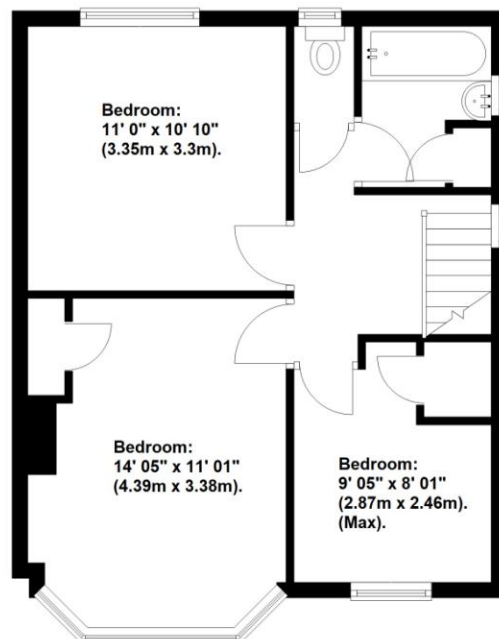
Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



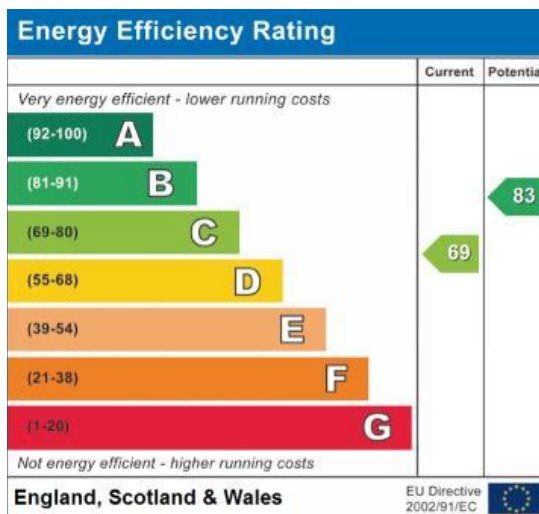
First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 99.7 sq. metres (1072.6 sq. feet)

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



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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