THOMAS BROWN
ESTATES



18 Littlejohn Road, Orpington, BR5 2BX

Asking Price: £485,000

- 2 Bedroom, 2 Bathroom Semi-Detached House
- Superb 21' x 16' Open Plan Kitchen/Diner
- Well Located for Local Shops & Stations
- No Forward Chain, Extended to Rear











Property Description

Thomas Brown Estates are delighted to offer this modern, rear extended two bedroom two bathroom semi-detached home, offered to the market with no forward chain. The property features a superb 21' x 16' open plan kitchen/dining room and is ideally situated within walking distance of Petts Wood and St. Mary Cray mainline stations.

Conveniently positioned for local amenities, the home is close to a range of shops, including the popular Nugent Retail Park, as well as Orpington and Petts Wood High Streets.

The accommodation comprises an entrance hall, a comfortable lounge opening into a stylish modern kitchen/diner with a feature central island, and a ground floor shower room. The first floor offers two bedrooms and a family bathroom.

Outside, the landscaped rear garden provides several seating areas, perfect for entertaining and al fresco dining, and benefits from a substantial garden cabin. To the front, the property offers off street parking.

Littlejohn Road is well located for local schools, shops, bus routes, and excellent transport connections via St. Mary Cray and Petts Wood stations.

Early viewing is highly recommended.









Entrance Hall:
Composite door to front, laminate flooring.

Lounge:
12' 0" x 9' 09" (3.66m x 2.97m). (Open plan to kitchen/diner). Feature fireplace, double glazed bay window to front, laminate flooring, radiator.

Kitchen/Diner:
21' 0" x 16' 0" (6.4m x 4.88m). Range of matching wall and base units with granite worktops over, one and a half bowl sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated wine cooler, space for table and chairs, storage cupboard, central island/breakfast bar, double glazed window to rear, double glazed French doors to rear, laminate flooring, two radiators.

Utility Cupboard:
Space for washing machine, space for tumble dryer.

Shower Room:
WC, wash hand basin, shower cubicle, double glazed window to front, tiled walls, tiled flooring, heated towel rail.

Stairs To First Floor Landing:
Double glazed opaque window to side, carpet.

Bedroom 1:
11' 06" x 9' 09" (3.51m x 2.97m). Double glazed window to front, carpet, radiator.

Bedroom 2:
8' 0" x 7' 11" (2.44m x 2.41m). Double glazed window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:
45' 0" (13.72m). (Measured to cabin). Two patio areas with rest laid to lawn, mature flowerbeds, side access.

Cabin:
Door to front, two double glazed windows to front.

Front:
Blocked paved drive, flowerbeds.

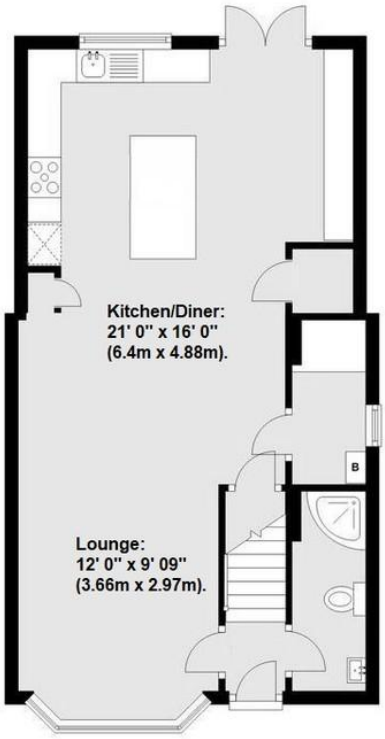
Double Glazing

Central Heating System

No Forward Chain

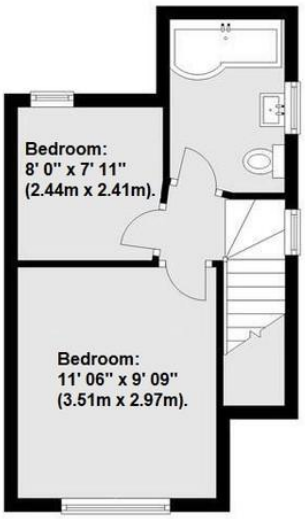
Ground Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



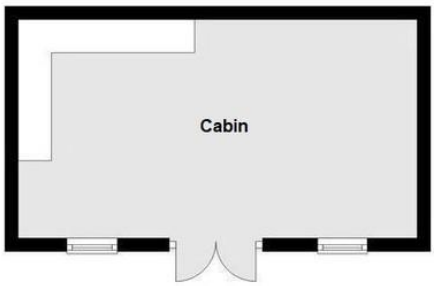
First Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



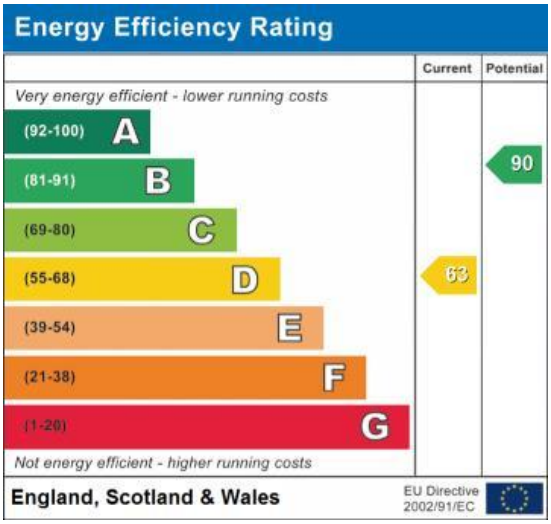
Outbuilding

Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)





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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