

# THOMAS BROWN

ESTATES



**47 Petersham Drive, Orpington, BR5 2QE**

**Asking Price: £365,000**

- 2 Double Bedroom End of Terrace House
- Off Street Parking
- Well Located for St. Mary Cray Station & Local Shops
- Views Over Playing Fields to Front





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, modern two double bedroom end of terrace property, ideally situated within easy walking distance of St. Mary Cray Station and Nugent Shopping Centre, and enjoying views over local playing fields to the front.

The accommodation comprises an entrance hall, kitchen and spacious lounge/dining room with direct access to the rear garden. To the first floor, a landing leads to two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a well-maintained rear garden, ideal for alfresco dining and entertaining, together with a driveway to the front providing off-street parking.

Petersham Drive is conveniently located for St. Mary Cray Station, local schools, shops and bus routes, making this an ideal home for commuters and first-time buyers alike.

Internal viewing is highly recommended to fully appreciate the accommodation and location on offer. Please contact Thomas Brown Estates to arrange your viewing.



#### **Entrance Hall:**

Composite door to front, wood effect flooring, radiator.

#### **Lounge/Diner:**

17' 04" x 11' 07" (5.28m x 3.53m). Double glazed sliding doors to rear, carpet, radiator.

#### **Kitchen:**

10' 08" x 5' 07" (3.25m x 1.7m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated washing machine, space for fridge/freezer, double glazed window to front, wood effect flooring, radiator.



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

Carpet.

#### **Bedroom 1:**

11' 07" x 8' 06" (3.53m x 2.59m). Double glazed window to rear, carpet, radiator.

#### **Bedroom 2:**

11' 06" x 10' 10" (3.51m x 3.3m) (measured to back of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.



#### **Bathroom:**

WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls, wood effect flooring, heated towel rail.

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

#### **South Facing Garden:**

33' 0" (10.06m). Tiered, patio area, part laid to lawn.

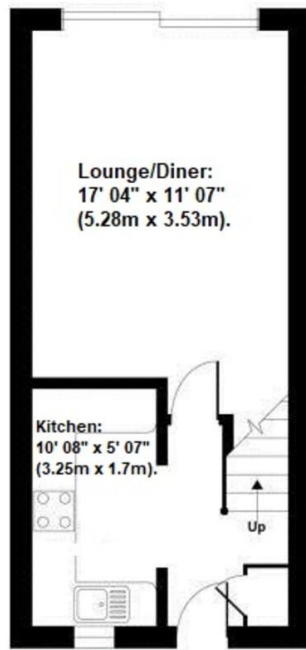


#### **Front:**

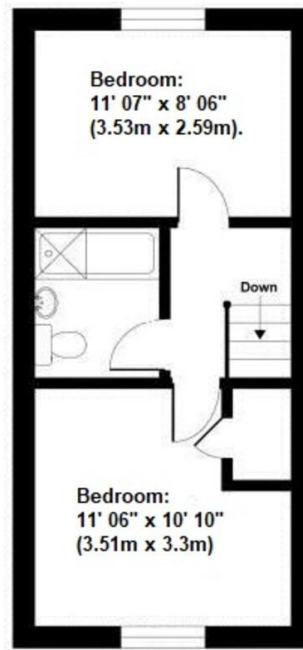
Part laid to lawn, parking space, covered entrance.

#### **Double Glazing**

#### **Central Heating System**



GROUND FLOOR



1ST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 632 SQ FT 58.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**Council Tax Band: C**

**Tenure: Freehold**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 58      |           |
| (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                     |         |           |

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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