THOMAS BROWN
ESTATES



53 Hearns Road, Orpington, BR5 3NF

Offers IEO: £335,000

- 2 Double Bedroom End of Terrace House
- 2 Reception Rooms
- Well Located for St. Mary Cray Station & Local Amenities
- Deceptively Spacious











Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well-presented two double bedroom, two reception room end of terrace property, ideally situated within walking distance of Nugent Shopping Centre and St. Mary Cray mainline station.

The ground floor accommodation comprises an entrance hall, a welcoming lounge, a separate dining room and a modern fitted kitchen. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from a rear garden featuring a patio area, while on road parking is available to the front.

Hearns Road is conveniently located for local schools, shops, bus routes and St. Mary Cray mainline station, making this an ideal home for first-time buyers, couples and small families alike.

Please call Thomas Brown Estates to arrange a viewing and fully appreciate all that this property has to offer.









Entrance Hall:
Laminate flooring, radiator.

Lounge:
10' 11" x 9' 01" (3.33m x 2.77m). Double glazed window to front, laminate flooring, radiator.

Dining Room:
13' 0" x 11' 02" (3.96m x 3.4m). Multi fuel burner, double gazed window to rear, understairs cupboard, laminate flooring, radiator.

Kitchen:
9' 03" x 7' 07" (2.82m x 2.31m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear and side, double glazed door to side, tiled flooring.

Stairs To First Floor Landing:
Carpet.

Bedroom 1:
13' 0" x 10' 10" (3.96m x 3.3m). Double glazed window to front, exposed floorboards, radiator.

Bedroom 2:
11' 0" x 9' 04" (3.35m x 2.84m). Double glazed window to rear, laminate flooring, radiator.

Bathroom:
WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.

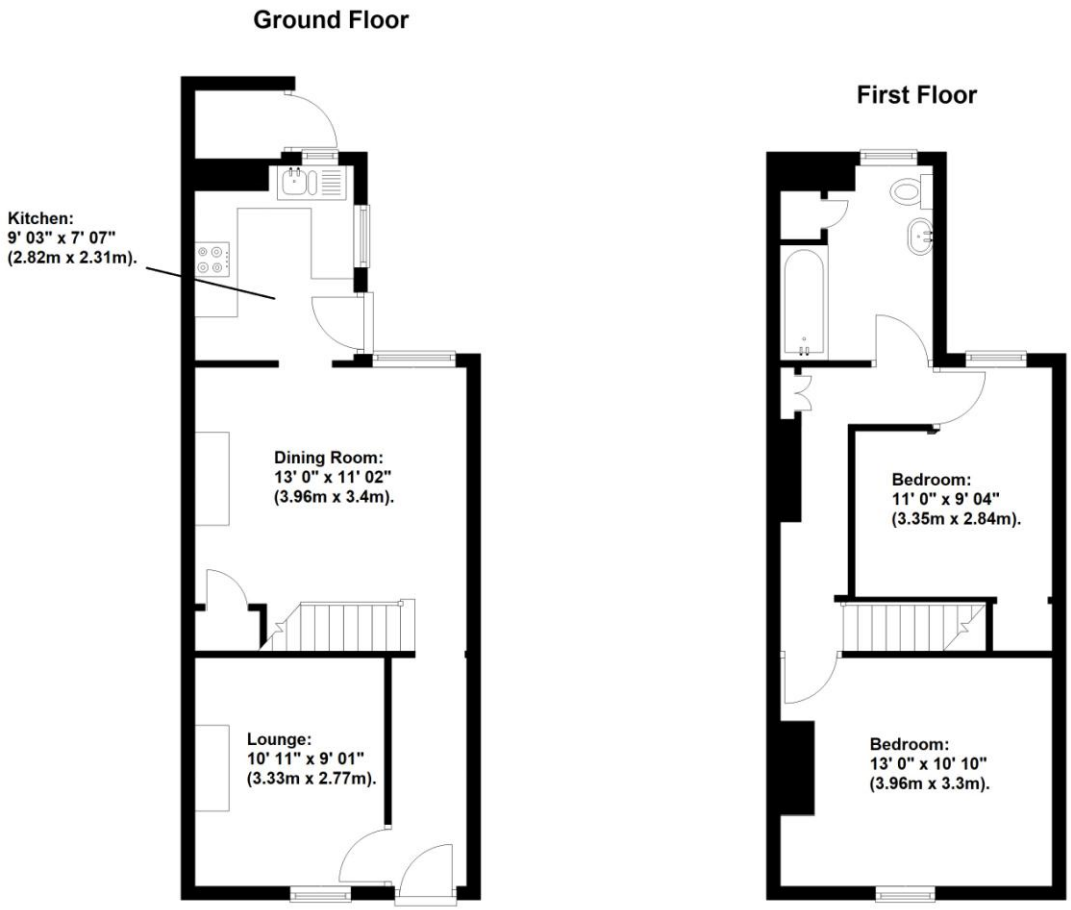
Other Benefits Include:

Garden:
60' 0" (18.29m). Patio area, allotment area, flowerbeds, brick built storage shed with plumbing and electricity for washing machine and tumble dryer, side access.

Front:
On road parking.

Double Glazing

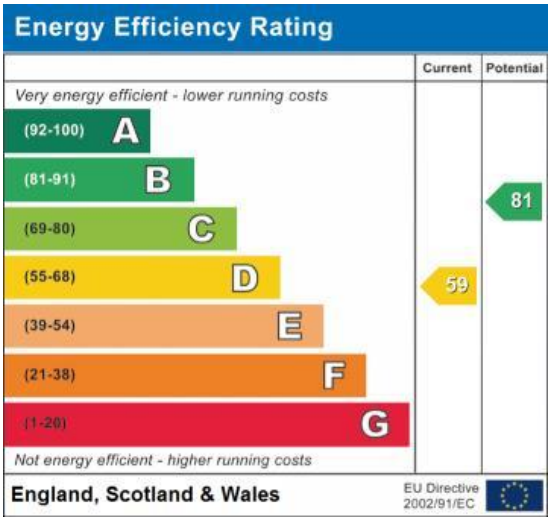
Central Heating System



Total area: approx. 74.8 sq. metres (805.6 sq. feet)

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





Council Tax Band: C

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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