

THOMAS BROWN

ESTATES

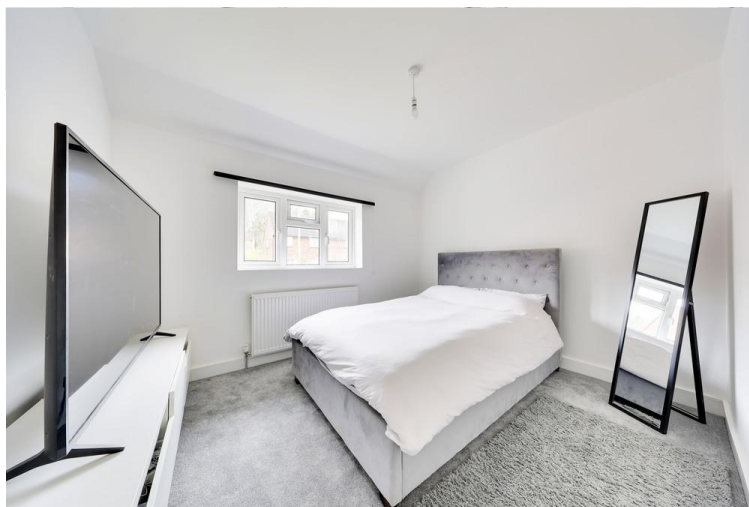
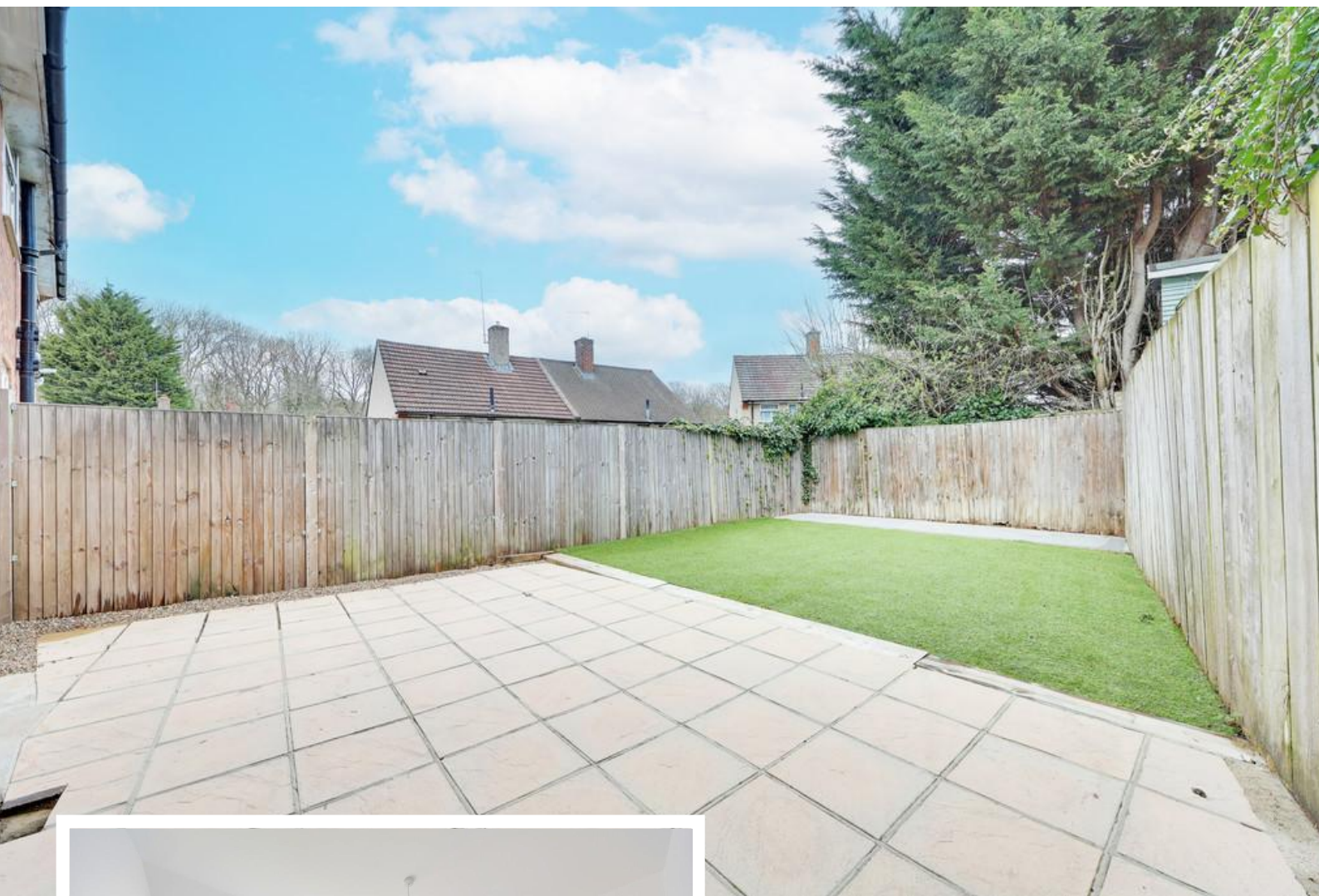


22 Brenchley Road, Orpington, BR5 2TD

Offers IEO: £400,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Situated on a Quiet Residential Road
- Off Street Parking, Well Presented





Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom semi-detached home that has been cosmetically refurbished throughout by the current owner and is located on a quiet residential road just moments from Scadbury Park.

The accommodation comprises an entrance porch and hallway, a spacious lounge, and a modern kitchen/diner on the ground floor. Upstairs, the first floor offers three bedrooms and a family bathroom. Outside, the property benefits from a landscaped rear garden and a driveway to the front providing off street parking.

Brenchley Road is conveniently situated close to St. Mary Cray Station, as well as local schools, shops, and bus routes, making it an ideal location for commuters and families.

Internal viewing is highly recommended, to arrange a viewing, please contact Thomas Brown Estates.



ENTRANCE PORCH

Double glazed door to front, coconut mat.

ENTRANCE HALL

Double glazed opaque door to front, Herringbone flooring, radiator.

LOUNGE

15' 01" x 12' 03" (4.6m x 3.73m) Double glazed window to front, Herringbone flooring, radiator.

KITCHEN/DINER

15' 01" x 9' 07" (4.6m x 2.92m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated dishwasher, space for washing machine, double glazed window to rear, Herringbone flooring, radiator.

LOBBY

Storage cupboard, double glazed opaque door to side, Herringbone flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet.

BEDROOM 1

10' 11" x 10' 08" (3.33m x 3.25m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 9' 09" (3.53m x 2.97m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 05" x 7' 03" (2.26m x 2.21m) Storage cupboard, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, two double glazed opaque windows to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

30' 0" x 22' 0" (9.14m x 6.71m) Patio area with rest artificial lawn, side entrance.

FRONT

Drive, laid to lawn.

DOUBLE GLAZING

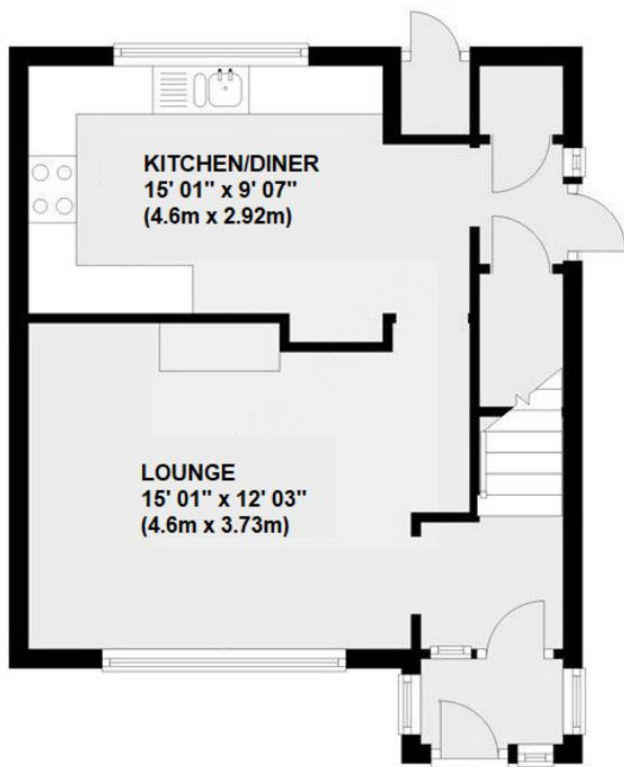
CENTRAL HEATING SYSTEM

FREEHOLD

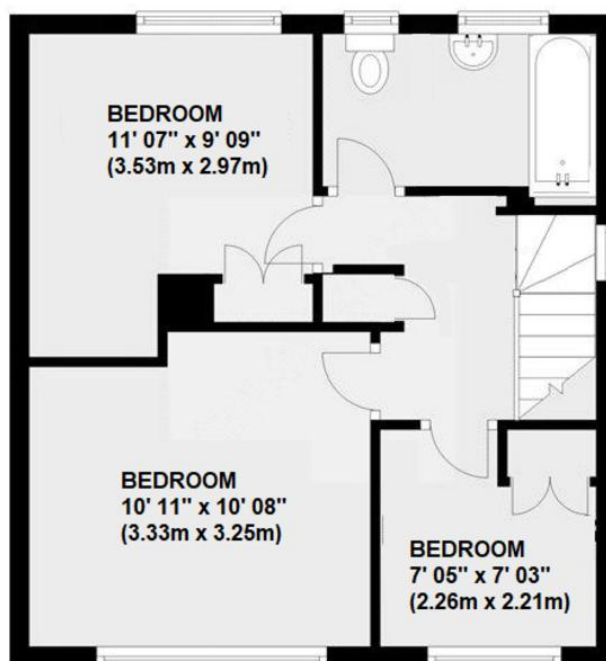
COUNCIL TAX BAND: C



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.



Council Tax Band:

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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