THOMAS BROWN
ESTATES



## 76 Petersham Drive, Orpington, BR5 2QG

**Offers IEO: £350,000**

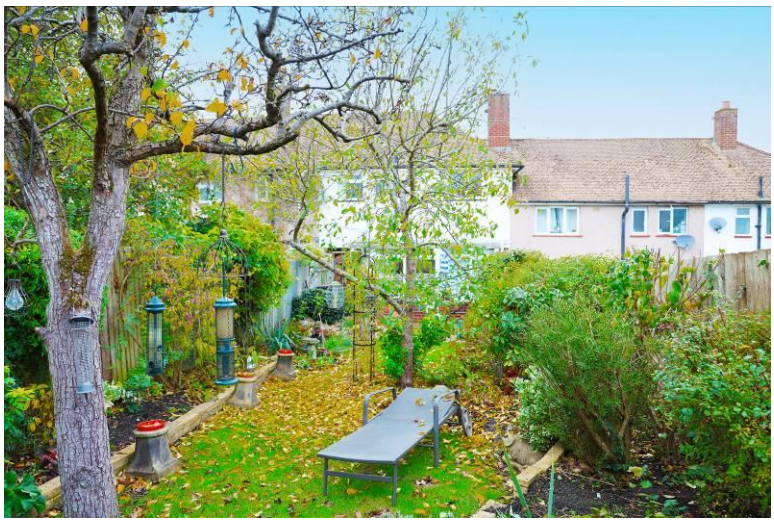
- 2 Double Bedroom Mid Terrace House
- Close to Local Shops & St. Mary Cray Station
- Deceptively Spacious (846 Sq. Ft)
- No Forward Chain, Conservatory











## Property Description

Thomas Brown Estates are delighted to present this extended and deceptively spacious two double bedroom terraced property, offering approximately 846 sq. ft. of accommodation and ideally positioned within easy walking distance of St. Mary Cray Station and the popular Nugent Shopping Centre. The property is being offered to the market with no forward chain.

The ground floor accommodation comprises an entrance hall, a comfortable lounge, fitted kitchen and a particularly spacious conservatory, providing excellent additional living space with the flexibility to be used as a dining room. To the first floor, a landing gives access to two double bedrooms and a shower room.

Externally, the property benefits from a well maintained rear garden, offering an ideal space for outdoor dining and entertaining, together with on road parking.

Petersham Drive is conveniently situated within easy reach of St. Mary Cray Station, local schools, shopping facilities and bus routes, making this an ideal purchase for first-time buyers, commuters and those seeking a conveniently located home.

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









**Entrance Hall:**
Double glazed window to front, carpet.

**Lounge:**
13' 0" x 12' 04" (3.96m x 3.76m). Feature fireplace, double glazed window to front, carpet, radiator.

**Kitchen:**
16' 06" x 8' 04" (5.03m x 2.54m). Range of matching wall and base units with worktops over, one and a half bowl composite sink with mixer tap, integrated oven, integrated hob with extractor over, space for fridge/freezer, integrated washing machine, integrated dishwasher, integrated tumble dryer, larder cupboard, double glazed window to rear and window to conservatory, tiled splashbacks, tiled flooring, radiator.

**Conservatory:**
12' 03" x 10' 10" (3.73m x 3.3m). Double glazed windows to two sides, double glazed French doors to garden, panelled roof, part height walls, fully rendered, carpet, radiator.

**Stairs To First Floor Landing:**
Loft access, carpet.

**Bedroom 1:**
16' 06" x 10' 10" (5.03m x 3.3m). (Measured to widest point and to back of wardrobes). Built in wardrobes, double glazed window to front, carpet, radiator.

**Bedroom 2**:
10' 04" x 10' 04" (3.15m x 3.15m). (Plus recess 5'0 x 2'08 and measured to widest point). Built in storage, double glazed window to rear, carpet, radiator.

**Shower Room:**
WC in vanity unit, wash hand basin in vanity unit, shower cubicle, two double glazed windows to rear, part tiled walls, extractor fan, vinyl flooring , heated towel rail, radiator.

**Other Benefits Include:**

**Garden:**
45' 0" (13.72m). (Approx.). Patio area, mature shrubs and trees, shed, side access.

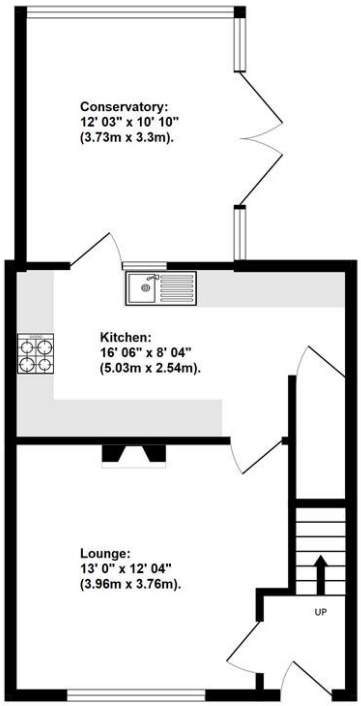
**On Road Parking**

**Double Glazing**

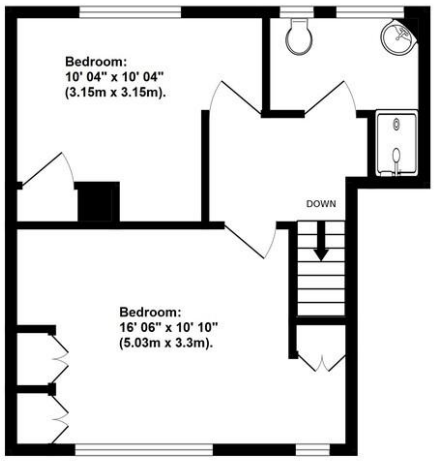
**Central Heating System**

**No Forward Chain**

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



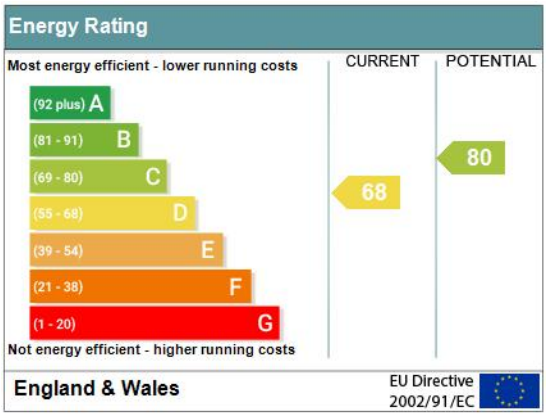

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.




TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026




**Council Tax Band: C**

**Tenure: Freehold**

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.
The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
**01689 884444**

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN ESTATES