

THOMAS BROWN

ESTATES



53 Oakdene Road, Orpington, BR5 2AL

Asking Price: £275,000

- 2 Bedroom Ground Floor Maisonette
- Private Rear Garden, On Road Parking
- Well Located for St. Mary Cray Station & Poverest Park
- No Forward Chain, Long Lease





Property Description

Thomas Brown Estates are delighted to present this two bedroom ground floor maisonette, offered to the market with no forward chain, a long lease and the added benefit of a private rear garden accessed directly from the property. Please note the property does require modernisation throughout and this is reflected in the asking price.

Ideally situated on Oakdene Road, the property is located in the highly sought after Poverest area of Orpington. It is within easy walking distance of St. Mary Cray Station, Nugent Shopping Centre, and Poverest Park, making it perfectly positioned for commuters, families, and those seeking convenient local amenities.

The accommodation comprises an entrance hallway, lounge/dining room, fitted kitchen with access to the rear garden, two well-proportioned bedrooms and a bathroom.

Externally, the property further benefits from a private rear garden, ideal for outdoor relaxation or entertaining, along with ample on road parking to the front. STPP a driveway could be created as others have done in the location.

Oakdene Road is well located for highly regarded local schools, shops, bus routes, and mainline rail services, offering an excellent balance of convenience and residential appeal.

Early viewing is highly recommended to fully appreciate the quality of the location on offer.



ENTRANCE HALL

Double glazed door to front, double glazed opaque panel to side, storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

13' 0" x 12' 08" (3.96m x 3.86m) Double glazed window to front, carpet, radiator.

KITCHEN

8' 0" x 5' 07" (2.44m x 1.7m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, integrated microwave, space for undercounter fridge, space for washing machine, double glazed door to rear, laminate flooring.



BEDROOM 1

11' 01" x 10' 01" (3.38m x 3.07m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 04" x 8' 11" (3.15m x 2.72m) Double glazed window to front, carpet, radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

62' 0" (18.9m) (measured to shed) Patio and decked areas with rest laid to lawn, shed, side access.

FRONT

Laid to lawn, potential to create a drive (STPP), on road parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

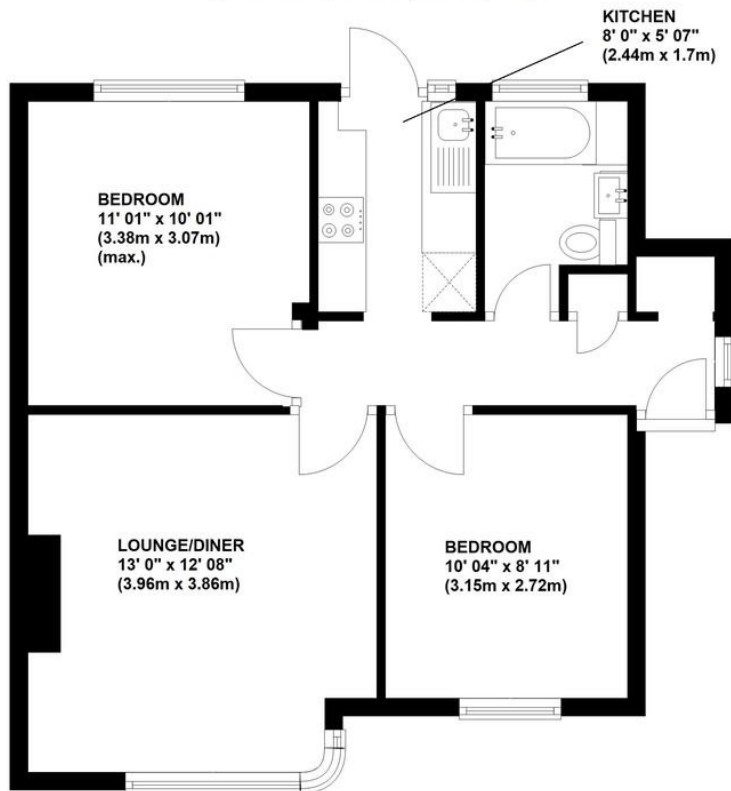
NO FORWARD CHAIN

LEASEHOLD

923 years remaining.

Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 48.4 sq. metres (520.5 sq. feet)

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



Council Tax Band: C

Tenure: Leasehold – 923 years remaining (approx.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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