THOMAS BROWN
ESTATES



## 27 Hodson Crescent, Orpington, BR5 4BS

**Asking Price: £400,000**

- 2 Double Bedroom End of Terrace House
- Well Located for Local Amenities & St. Mary Cray Station
- 18'03 Kitchen/Diner, Garage & OSP
- Excellent Potential to Extend (STPP)











# Property Description

Thomas Brown Estates are delighted to offer this well presented two double bedroom end of terrace property, occupying a wider than average plot within a popular residential location in Orpington. Conveniently situated within walking distance of a range of local amenities, including Nugent Shopping Centre and St. Mary Cray mainline station, the property offers both comfortable accommodation and excellent potential for further improvement.

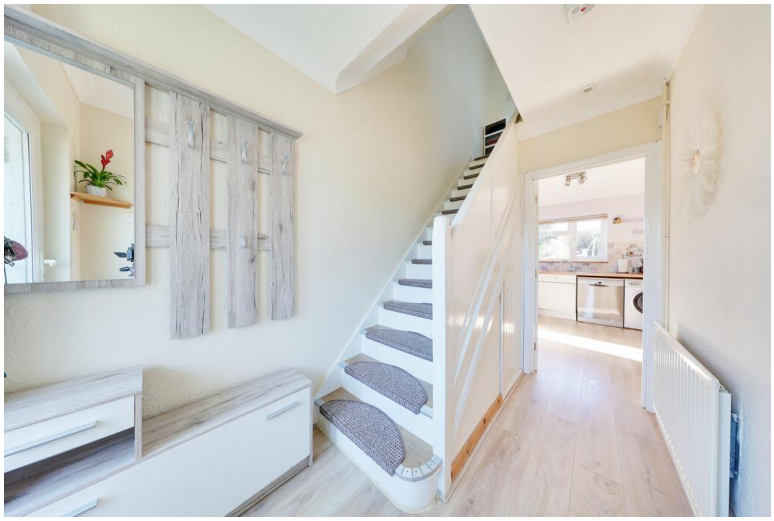
The accommodation comprises an entrance porch and hallway, a lounge and an impressive 18'03 kitchen/diner spanning the rear of the property. To the first floor, a landing provides access to two double bedrooms and a family bathroom.

Externally, the property benefits from a good sized rear garden, mainly laid to lawn, a detached garage and a driveway providing off street parking. Subject to the necessary planning permissions, there is potential to extend across the rear and/or convert the loft space, as many neighbouring properties have done.

The property is ideally located for St. Mary Cray mainline station, local bus routes, shops, Nugent Shopping Centre and well-regarded local schools.

Internal viewing is highly recommended to fully appreciate the accommodation, larger than average plot and exciting potential on offer. Please contact Thomas Brown Estates to arrange your appointment to view.









**Entrance Porch:**
Double glazed door and double glazed panel to front, tiled flooring.

**Entrance Hall:**
Double glazed opaque door to front, laminate flooring, radiator.

**Lounge:**
13' 08" x 11' 11" (4.17m x 3.63m). Double glazed bay window to front, laminate flooring, radiator.

**Kitchen/Diner:**
18' 03" x 11' 02" (5.56m x 3.4m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to side and rear, double glazed door to rear, laminate flooring, radiator.

**Stairs To First Floor Landing:**
Carpet to stairs, laminate flooring to landing.

**Bedroom 1:**
14' 0" x 12' 01" (4.27m x 3.68m). (Measured at maximum). Double glazed window to front, laminate flooring, radiator.

**Bedroom 2:**
11' 03" x 10' 0" (3.43m x 3.05m). Double glazed window to rear, laminate flooring, radiator.

**Bathroom:**
WC, wash hand basin, bath with shower over, double glazed window to rear, tiled walls, tiled flooring.

**Other Benefits Include:**

**Garden:**
50' 0" x 35' 0" (15.24m x 10.67m) Laid to lawn.

**Front:**
Paved.

**Off Street Parking**
Parking to side.

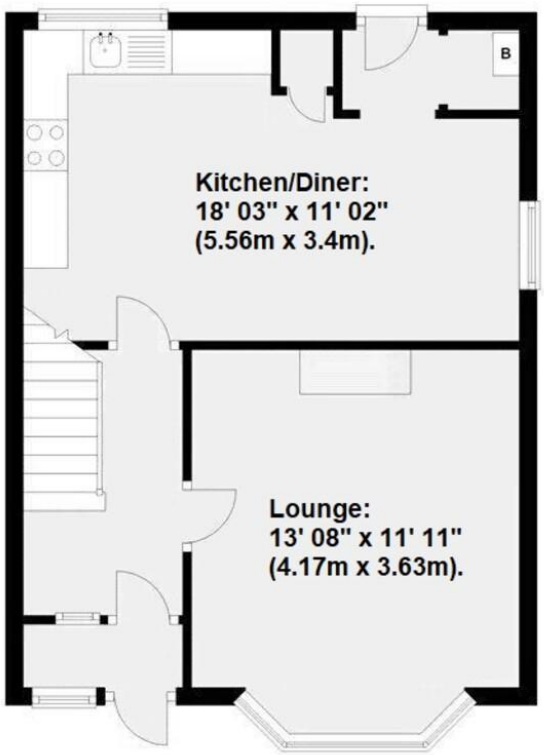
**Detached Garage:**
17' 0" x 9' 06" (5.18m x 2.9m). Up and over door to front, door to side, power and light.

**Double Glazing**

**Central Heating System**

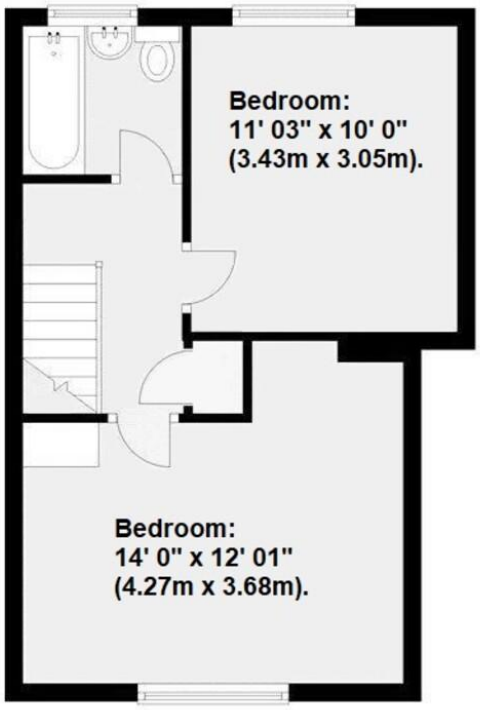
## Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)




## First Floor

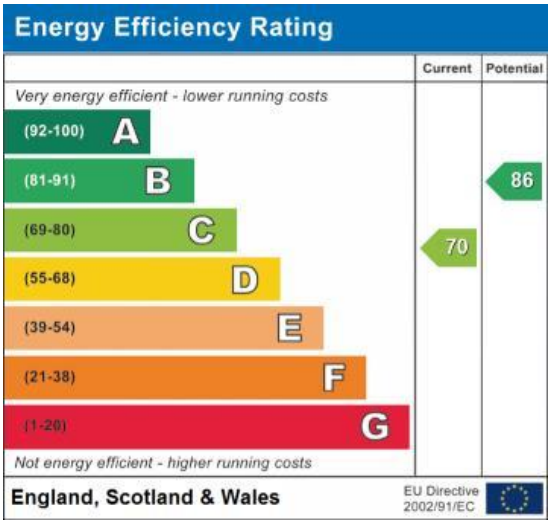
Approx. 33.9 sq. metres (365.3 sq. feet)




Total area: approx. 75.8 sq. metres (816.0 sq. feet)

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






**Council Tax Band: D**

**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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