THOMAS BROWN
ESTATES



111 Sevenoaks Way, Orpington, BR5 3AQ

Asking Price: £425,000

- 2 Double Bedroom End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Fantastic 19' Kitchen/Dining Room
- No Forward Chain, Rear Extended











Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended two double bedroom (originally three bedrooms) end of terrace property being offered to the market with no forward chain.

The ground floor comprises an entrance porch and hallway, a welcoming lounge and a fantastic 19' x 15'7 kitchen/dining room, providing an excellent space for everyday living and entertaining, with direct access to the rear garden. To the first floor are two double bedrooms and a family bathroom. An added benefit is the potential to reconfigure the principal bedroom to restore the property's original three bedroom layout, if desired.

Externally, the property boasts a beautifully presented rear garden, enhanced by mature shrubs and a versatile workshop which could be utilised as a home office, gym or hobby room. To the front, a gated driveway provides convenient off street parking.

Sevenoaks Way is ideally positioned for a range of local schools, shops and bus routes, while St. Mary Cray mainline station is also nearby, offering convenient rail connections to surrounding areas and beyond.

Early viewing is highly recommended to fully appreciate the quality and presentation of accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange your viewing.









Entrance Porch:
Double glazed opaque French doors to front, double glazed opaque panels to side and front, tile flooring.

Entrance Hall:
Double glazed opaque door to front, carpet. radiator.

Lounge:
12' 10" x 11' 06" (3.91m x 3.51m). Feature fireplace, double glazed bay window to front, carpet, radiator.

Kitchen/Diner:
19' 0" x 15' 07" (5.79m x 4.75m). Range of matching wall and base units with solid wood worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated gas hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, space for washing machine, understairs cupboard, double glazed opaque door to rear, double glazed window to rear, double glazed opaque window to side, part carpet and part tiled flooring, radiator.

Stairs To First Floor Landing:
Double glazed opaque window to side, carpet.

Bedroom 1:
15' 07" x 10' 11" (4.75m x 3.33m). Two double glazed windows to front, carpet, two radiators.

Bedroom 2:
11' 01" x 9' 10" (3.38m x 3m). Double glazed window to rear, carpet, radiator.

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

Other Benefits Include:

Garden:
58' 0" (17.68m). Artificial lawn, mature shrubs, side access.

Workshop:
14' 03" x 8' 11" (4.34m x 2.72m). Double glazed door and double glazed window, power and light.

Front:
Drive behind gates, artificial lawn, mature shrubs.

Double Glazing

Central Heating System

No Forward Chain

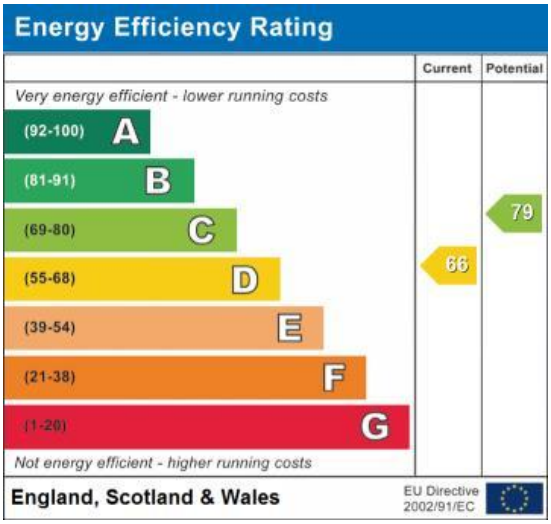
Alarm System



Total area: approx. 93.1 sq. metres (1002 sq. feet)

This plan is for illustration purpose only - not 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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