

THOMAS BROWN

ESTATES



53 Broomwood Road, Orpington, BR5 2JJ

Asking Price: £420,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- 2 Reception Rooms, Summerhouse
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached family home, conveniently located within walking distance of St. Mary Cray railway station, local shops and Nugent Shopping Park, and offered to the market with no forward chain.

The accommodation comprises a spacious entrance hall, comfortable lounge, separate dining room with direct access to the rear garden and a fitted kitchen to the ground floor. To the first floor the landing provides access to three bedrooms, two being doubles with wardrobes, and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden with a summerhouse, providing an ideal space for outdoor dining and entertaining, together with a front driveway offering parking for numerous vehicles.

There is also excellent potential to extend to the rear and/or convert the loft space, subject to the necessary planning permissions, with similar properties in the area having undertaken comparable improvements.

Situated on Broomwood Road, the property is ideally positioned for local schools, shops, bus routes and excellent transport links, with St. Mary Cray railway station within easy walking distance.

Early viewing is highly recommended to appreciate the location, potential and accommodation on offer. Please contact Thomas Brown Estates to arrange an appointment.



Entrance Hall:

Double glazed opaque door to front, understairs cupboard, wood effect flooring, radiator.

Lounge:

14' 08" x 12' 01" (4.47m x 3.68m) Double glazed window to front, wood effect flooring, radiator.

Dining Room:

9' 0" x 9' 0" (2.74m x 2.74m). Double glazed French doors to rear, vinyl flooring, radiator.

Kitchen:

9' 01" x 7' 11" (2.77m x 2.41) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, wood effect flooring.

Stairs To First Floor Landing:

Airing cupboard, double glazed window to side, carpet.

Bedroom 1:

11' 09" x 10' 08" (3.58m x 3.25m) Fitted wardrobe, double glazed window to front, carpet, radiator.

Bedroom 2:

10' 03" x 9' 10" (3.12m x 2.80m) Built in cupboard, double glazed window to rear, carpet, radiator.

Bedroom 3:

7' 07" x 6' 05" (2.31m x 1.96m) Double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and two attachments, double glazed opaque window to rear, vinyl flooring, heated towel rail, radiator.

Other Benefits Include:

South Facing Garden:

50' 0" x 24' 0" (15.24m x 7.32m). Patio, artificial lawn, shed, side access.

Summerhouse:

13' 02" x 8' 09" (4.01m x 2.67m) Door and two windows to front, windows to side, power and light.

Off Street Parking:

Drive to front with space for numerous vehicles.

Double Glazing

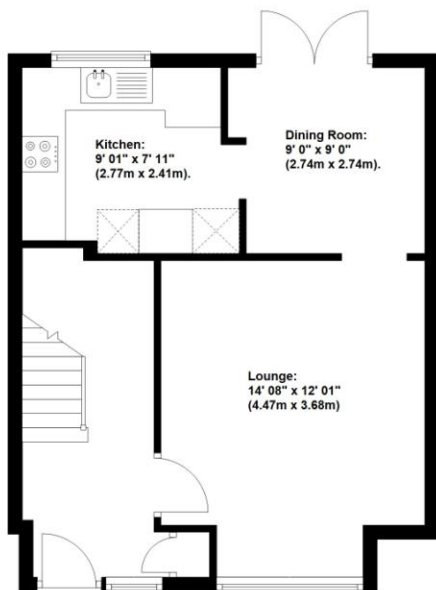
Central Heating System

No Forward Chain

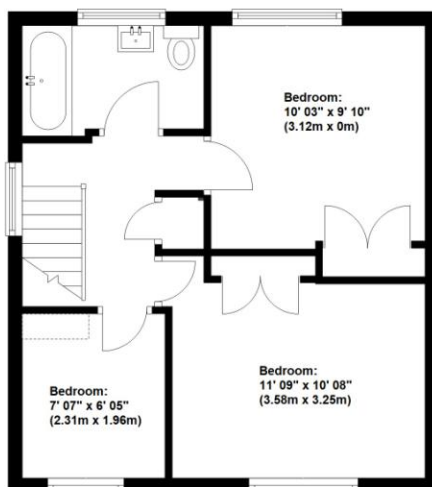
This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



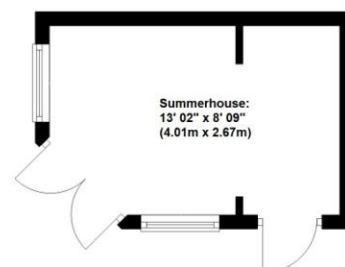
Ground Floor



First Floor



Outbuilding



Total area: approx. 86.0 sq. metres (925.9 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

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