

THOMAS BROWN

ESTATES

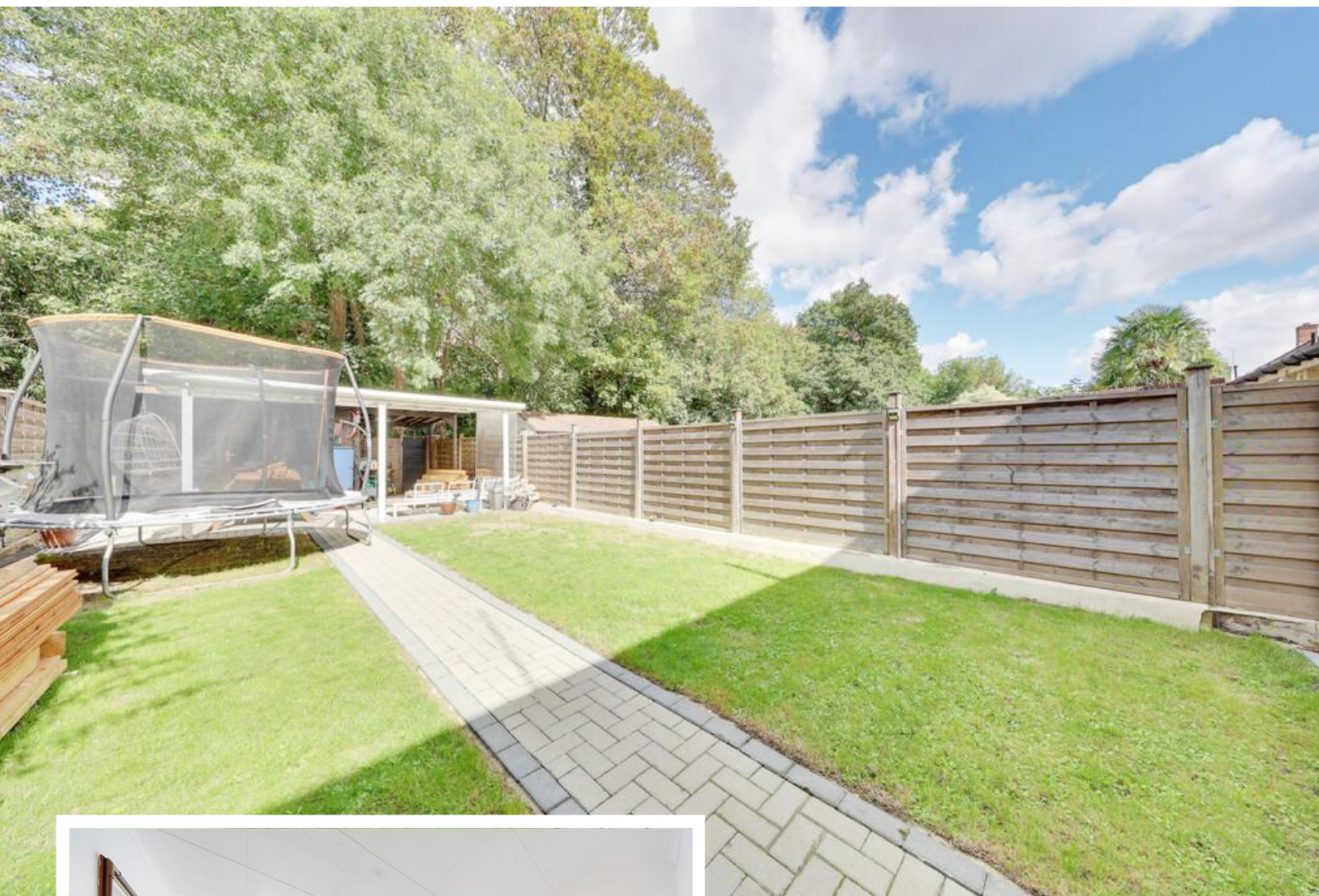


56 Beddington Road, Orpington, BR5 2TF

Guide: £425,000-£450,000

- Larger Style 3 Bedroom Mid Terrace House
- Well Located for Local Schools & St. Mary Cray Station
- Excellent Potential to Extend (STPP)
- Backing onto Scadbury Park





Property Description

Thomas Brown Estates are delighted to offer this well presented, purpose built, larger style three bedroom terraced family home, finished to a high specification and enjoying the particularly desirable benefit of backing directly onto the ever-popular Scadbury Park.

The ground floor comprises a spacious entrance hallway, generous lounge, kitchen/diner and downstairs WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

The property also offers excellent potential for further enlargement, with scope to extend to the rear and/or convert the loft space, subject to the necessary planning permissions. Many neighbouring properties have already undertaken similar improvements.

Externally, the rear garden is a particular highlight, backing directly onto Scadbury Park and featuring two covered seating areas, providing an ideal setting for entertaining and alfresco dining. To the front is a landscaped garden, with ample on-road parking available.

Beddington Road is ideally positioned for a range of local amenities and well regarded schools, including outstanding rated Midfield Primary School, while St Mary Cray Station is also within easy reach.

Internal viewing is highly recommended to fully appreciate the generous accommodation, excellent potential and enviable location this family home has to offer.



Entrance Hall:

23' 09" (7.24m). Composite door to front, double glazed opaque door to rear, LVT flooring, radiator.

Lounge:

13' 04" x 12' 0" (4.06m x 3.66m). Double glazed window to front, carpet, radiator.

Kitchen/Diner:

13' 05" x 10' 01" (4.09m x 3.07m). Range of matching wall and base units with worktops over, composite sink and drainer, integrated oven, integrated gas hob, integrated microwave, space for American fridge/freezer, space for table and chairs, tiled splashback, double glazed window to rear, LVT flooring, radiator.

Cloakroom:

Integrated basin toilet, double glazed opaque window to rear, LVT flooring.

Stairs To First Floor Landing:

Double glazed window to rear, carpet, radiator.

Bedroom 1:

11' 10" x 11' 06" (3.61m x 3.51m). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:

13' 09" x 10' 0" (4.19m x 3.05m). (Measured at maximum). Double glazed window to front, carpet, radiator.

Bedroom 3:

8' 06" x 8' 05" (2.59m x 2.57m). (Measured to fitted wardrobes). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, LVT flooring, heated towel rail.

Other Benefits Include:

Garden:

52' 0" (15.85m). Laid to lawn, additional covered seating area, summerhouse (12' 07" x 8' 03"), back onto Scadbury Park.

Covered seating area (16' 01" x 9' 02"): Double glazed sliding doors to rear, opaque blinds to sides, tiled flooring.

Front Garden:

Landscaped garden, mature flowerbeds.

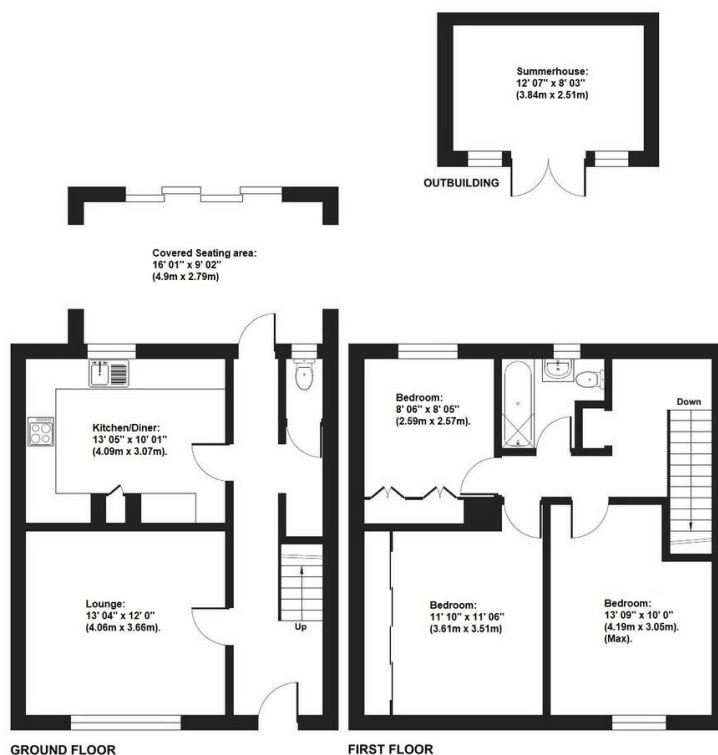
On Road Parking

Double Glazing

Central Heating System



Approximate Area = 1152 sq ft / 107 sq m
 Outbuilding = 104 sq ft / 9.6 sq m
 Total = 1256 sq ft / 116.6 sq m
 For identification only - Not to scale

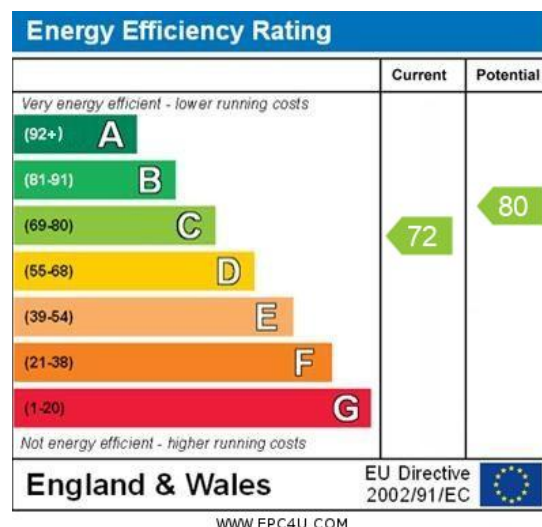


This plan is for illustration purpose only - not to scale



Council Tax Band: D

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