

THOMAS BROWN

ESTATES

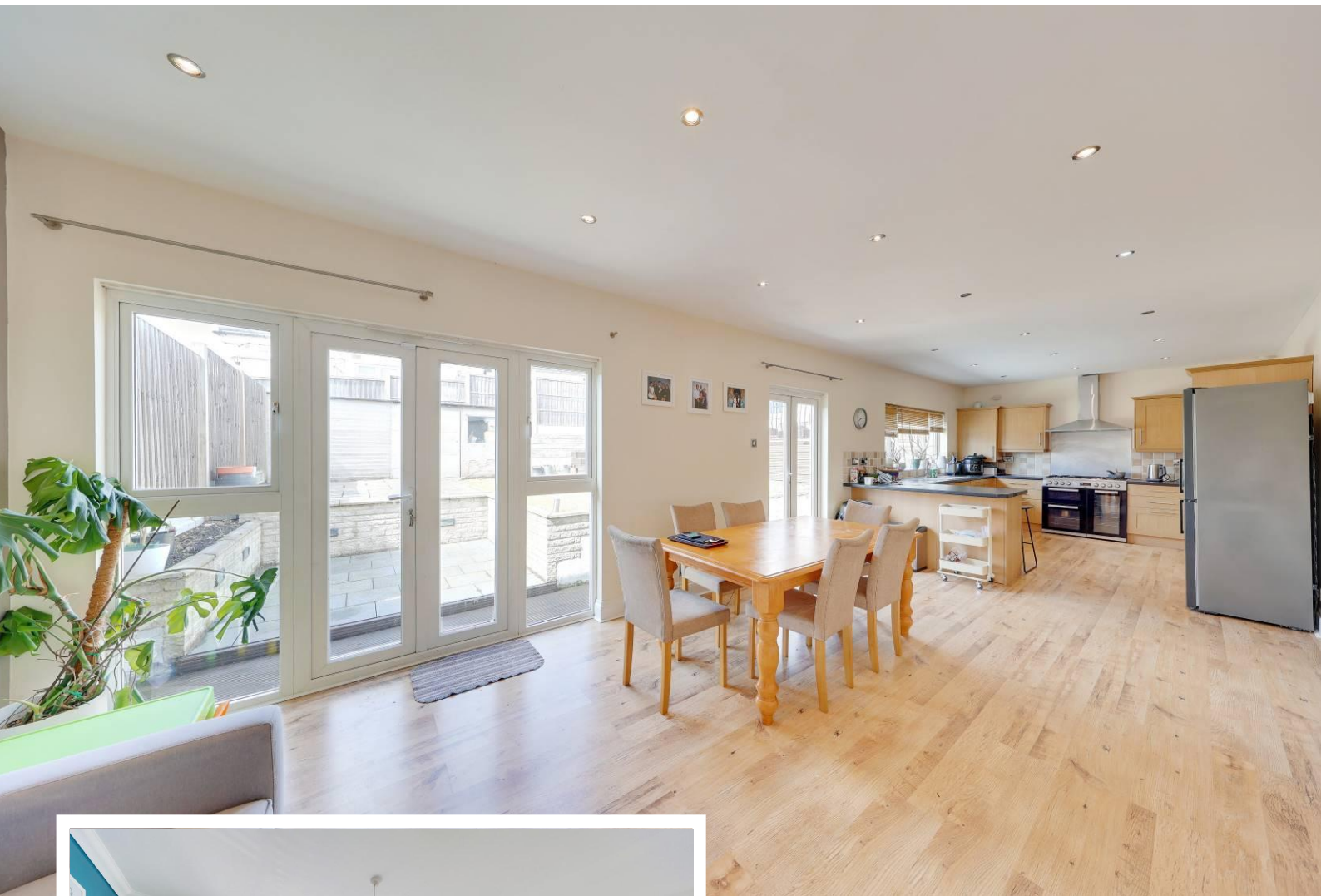


25 Edmunds Avenue, Orpington, BR5 3LE

Asking Price: £550,000

- 4 Bedroom, 2 Bathroom Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- 34ft Kitchen/Dining Room
- Deceptively Spacious (1298 sq. ft)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious four bedroom, two bathroom semi-detached bungalow boasting a floorspace of approximately 1,298 sq. ft and has been thoughtfully extended to the side and rear, creating versatile and well-proportioned living accommodation throughout.

The property features a welcoming entrance hall, a comfortable lounge with double doors opening into an impressive 34ft kitchen/dining room spanning the rear of the home, ideal for modern family living and entertaining. There are four bedrooms, three of which are generous doubles, including a principal bedroom with en-suite shower room. A larger than average family bathroom completes the accommodation, featuring a freestanding roll-top bath.

Externally, the property benefits from a private rear garden and a driveway to the front providing off street parking for several vehicles. Subject to the necessary planning permissions, there is also potential to extend into the loft space.

Edmunds Avenue is conveniently located for local schools, shops, bus routes and St. Mary Cray railway station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the space and quality of accommodation on offer.



ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

LOUNGE

13' 11" x 11' 05" (4.24m x 3.48m) Double doors to kitchen/diner, laminate flooring, radiator.

KITCHEN/DINER

34' 09" x 10' 10" (10.59m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated dishwasher, space for Range style cooker with extractor over, space for fridge/freezer, space for table and chairs, breakfast bar, tiled splashbacks, double glazed window to rear, two double glazed French doors to rear, laminate flooring, radiator.



UTILITY CUPBOARD

Space for fridge/freezer, space for washing machine, space for tumble dryer.

BEDROOM 1

13' 04" x 11' 05" (4.06m x 3.48m) Double glazed bay window to front, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

13' 0" x 11' 05" (3.96m x 3.48m) Built in wardrobes, double glazed bay window to front, laminate flooring, radiator.



BEDROOM 3

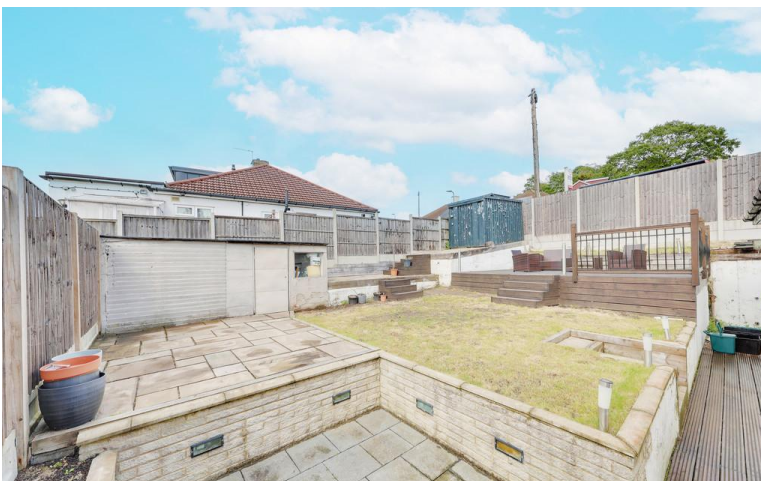
11' 06" x 9' 06" (3.51m x 2.9m) Double glazed window to side, laminate flooring, radiator.

BEDROOM 4

7' 11" x 7' 06" (2.41m x 2.29m) Double glazed window to front, laminate flooring, covered radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding roll top bath, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

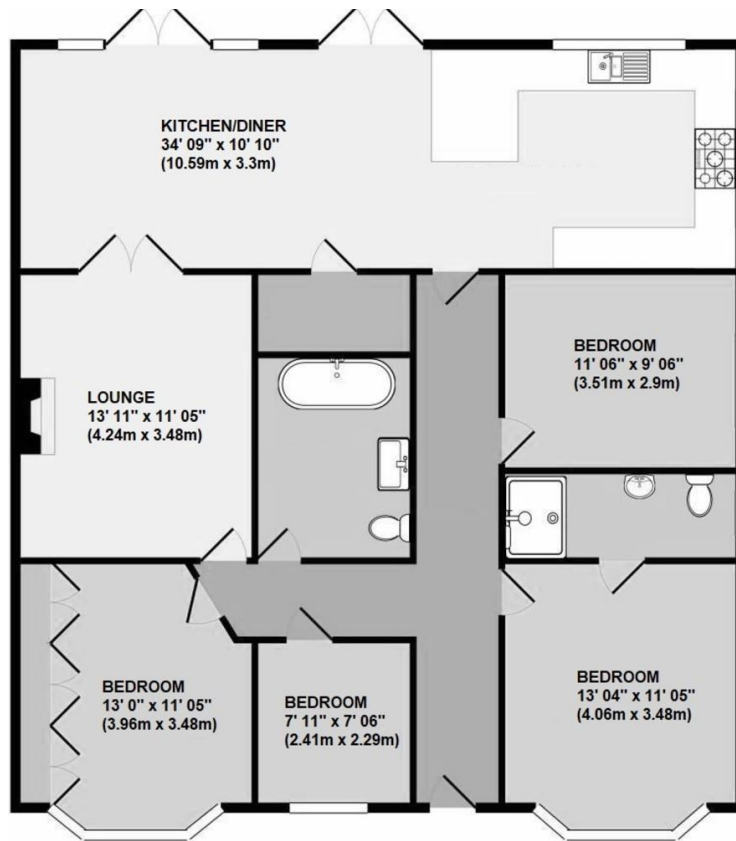
42' 0" x 32' 0" (12.8m x 9.75m) Tiered, part decked and patio areas, part laid to lawn.

OFF STREET PARKING

Block paved drive for multiple vehicles, low maintenance.

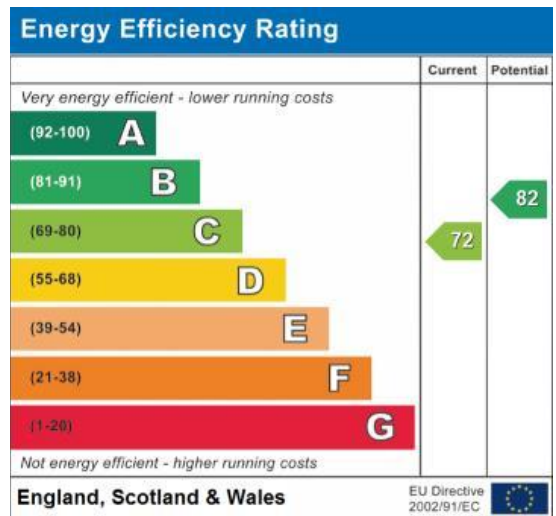
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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