

THOMAS BROWN

ESTATES



95 Sevenoaks Way, Orpington, BR5 3AG

Asking Price: £470,000

- 2 Double Bedroom Extended Semi-Detached Bungalow
- 24'02 Lounge/Dining Room
- Well Located for Local Schools & St. Mary Cray Station
- Off Street Parking, 95' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, extended two double bedroom semi-detached bungalow, boasting a wonderful 95' rear garden, driveway for numerous vehicles and an impressive 24'02 lounge/dining room.

Situated on Sevenoaks Way, this well-proportioned home offers versatile accommodation, making it an excellent choice for those seeking comfortable living with additional space and superb outdoor appeal.

The accommodation comprises an entrance hall, a generous lounge/dining room with direct access to the rear garden, two double bedrooms, kitchen, breakfast room and a particularly spacious bathroom, complete with a separate roll-top bath and shower. To the first floor is a useful bonus loft room, currently utilised as a bedroom, offering further versatility.

Externally, the property benefits from a beautifully presented 95' rear garden, featuring mature flower beds and a charming pond, creating a peaceful and attractive outdoor retreat. To the front is a substantial driveway providing parking for numerous vehicles.

Sevenoaks Way is well located for local schools, shops, bus routes and St. Mary Cray mainline station, providing convenient access to surrounding areas.

Please call Thomas Brown Estate Agents in Orpington to arrange a viewing and fully appreciate the space, versatility and unique features this wonderful property has to offer.



Entrance Hall:

Double glazed opaque door to front, wood flooring, two radiators.

Lounge/Dining Room:

24' 02" x 9' 08" (7.37m x 2.95m). Double glazed French doors to rear, carpet, radiator.

Breakfast Room:

9' 11" x 8' 03" (3.02m x 2.51m). (Leads to kitchen). Wood flooring, radiator.

Kitchen:

10' 05" x 10' 03" (3.18m x 3.12m). Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, space for range style cooker, extractor hood, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed window and double glazed stable door to rear, tiled flooring.



Bedroom 1:

14' 02" x 11' 10" (4.32m x 3.61m). Double glazed bay window to front, wood effect flooring, radiator.

Bedroom 2:

11' 11" x 10' 06" (3.63m x 3.2m). Fitted wardrobe, double glazed window to front, carpet, radiator.

Bathroom:

13' 11" x 7' 01" (4.24m x 2.16m). WC, wash hand basin in vanity unit, freestanding roll top bath, double shower cubicle, double glazed opaque window to rear, tiled walls, wood effect flooring, radiator.



Stairs To Bonus Loft Room:

Carpet.

Bonus Loft Room:

16' 0" x 11' 03" (4.88m x 3.43m). Two Velux windows, carpet.

Other Benefits Include:

Garden:

95' 0" (28.96m). Patio area with rest laid to lawn, mature flowerbeds, pond, two sheds.

Off Street Parking

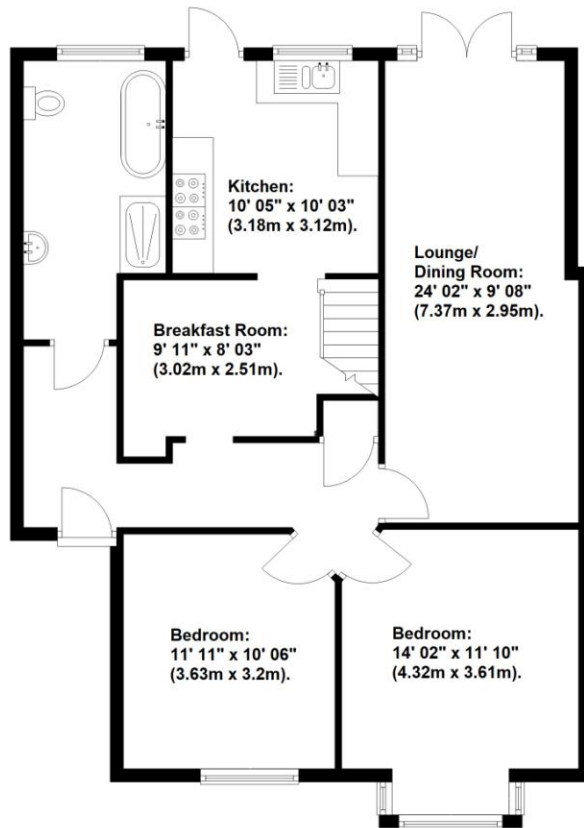
Drive for multiple vehicles.

Double Glazing

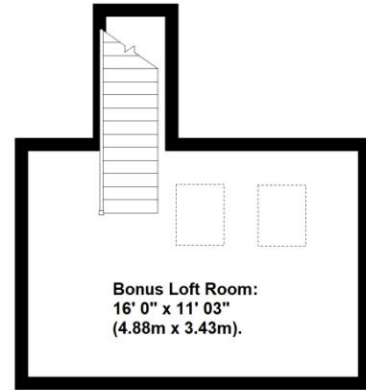
Central Heating System



Ground Floor



First Floor



Total area: approx. 105.4 sq. metres (1134.4 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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