

THOMAS BROWN

ESTATES

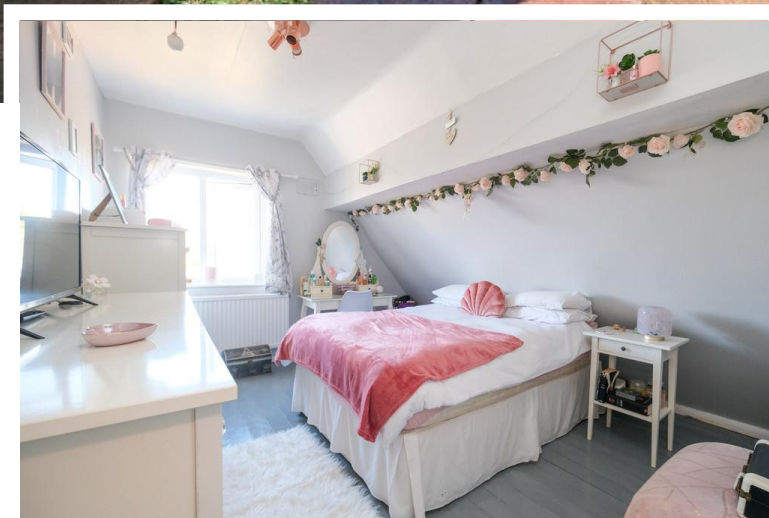


14 Waldenhurst Road, Orpington, BR5 4HW

Asking Price: £465,000

- 3 Bedroom, 2 Reception Room Detached House
- Well Located for St. Mary Cray Station & Local Schools
- Situated in a Quiet Location
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom, two reception room detached property situated in a quiet location in Orpington boasting a drive for numerous vehicles and a garage. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor are three bedrooms. Externally there is a rear garden mainly laid to lawn, garage to the side and a drive to the front. Please note the property does require modernisation and this has been reflected in the asking price. Waldenhurst Road is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.



ENTRANCE PORCH

Door to front, double glazed opaque panels to front and side, tiled flooring.

ENTRANCE HALL

Door to front, tiled flooring, radiator.

LOUNGE

14' 09" x 12' 01" (4.5m x 3.68m) Double glazed door to rear, laminate flooring, radiator.

DINING ROOM

13' 0" x 12' 01" (3.96m x 3.68m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

11' 06" x 11' 0" (3.51m x 3.35m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for American fridge/freezer, space for dishwasher, double glazed window to side, double glazed door to rear, tiled flooring, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

LAUNDRY ROOM

Space for washing machine, double glazed window, part tiled walls, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet pads and wood flooring.

BEDROOM 1

13' 01" x 10' 0" (3.99m x 3.05m) Double glazed window to front, painted floorboards, radiator.

BEDROOM 2

14' 06" x 9' 05" (4.42m x 2.87m) Double glazed window to rear, painted floorboards, radiator.

BEDROOM 3

11' 08" x 9' 0" (3.56m x 2.74m) Double glazed window to rear, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn.

OFF STREET PARKING

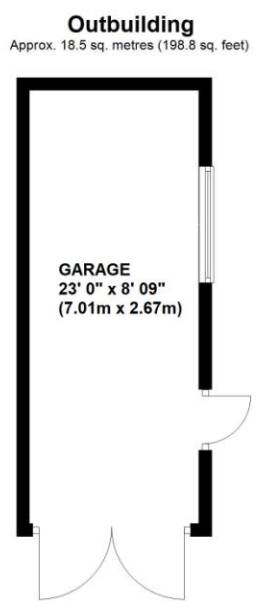
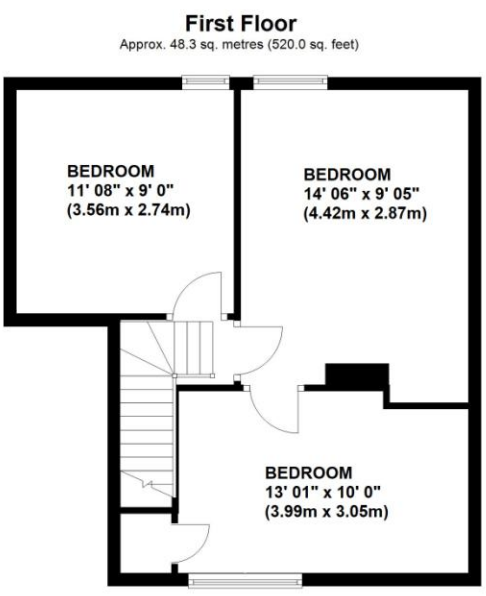
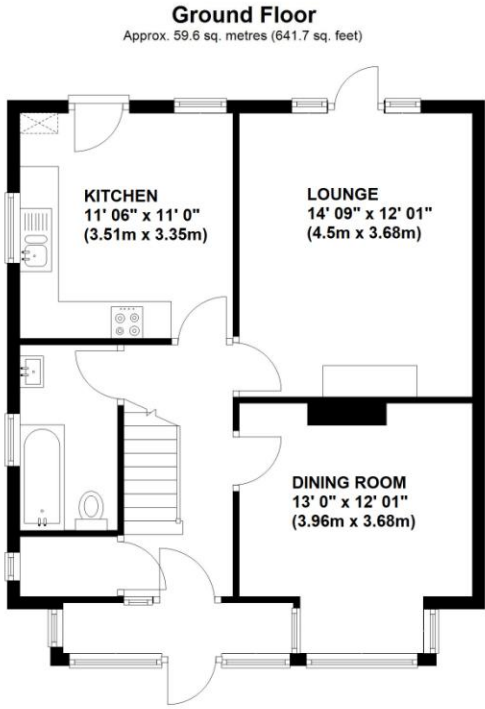
Drive.

GARAGE

23' 0" x 8' 09" (7.01m x 2.67m) Doors to front, double glazed window to side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Total area: approx. 126.4 sq. metres (1360.5 sq. feet)
This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: E
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.

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