

THOMAS BROWN

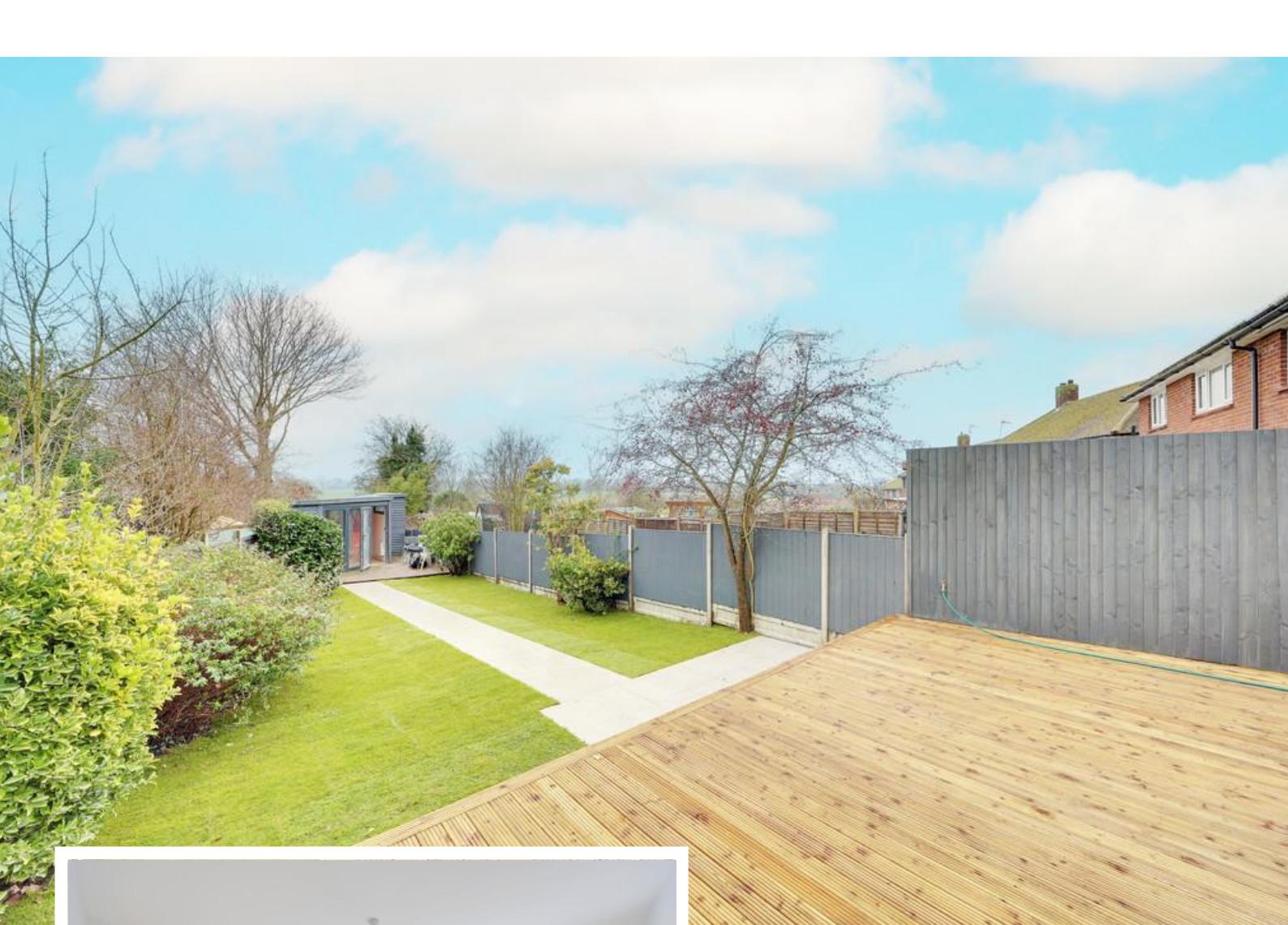
ESTATES



100 Crockenhill Road, Orpington, BR5 4DG Asking Price: £565,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Impressive 23'09 x 19'11 Open Plan Lounge/Kitchen
- Well Located for St. Mary Cray Station
- Rear Extended, Newly Refurbished





Property Description

Thomas Brown Estates are delighted to present this beautifully refurbished and rear extended four bedroom, two bathroom semi-detached home, finished to an exceptional standard throughout and is being offered to the market with no forward chain.

The standout feature of the property is the impressive 23'09 x 19'11 open plan lounge/kitchen, creating a superb living and entertaining space with bi-fold doors opening onto a raised decked area, enjoying views across local countryside to the rear.

The accommodation comprises a welcoming entrance hallway, the spacious open plan lounge/kitchen, a ground floor fourth bedroom, and a contemporary shower room. To the first floor, a landing provides access to three well-proportioned bedrooms, two of which are generous doubles, along with a modern family bathroom.

Externally the rear garden is mainly laid to lawn and features two decked seating areas, ideal for alfresco dining and entertaining. To the front, there is a large block paved driveway providing parking for multiple vehicles. Situated at the bottom of the garden is a versatile home office/cabin, complete with a shower room and kitchenette, making it ideal for home working, guest accommodation, or a variety of other uses.

The property is conveniently located within walking distance of Nugent Shopping Centre, St. Mary Cray Station, local bus routes, shops, and schools.

Internal viewing is highly recommended to fully appreciate the quality, floor space, and specification this impressive home has to offer. Please contact Thomas Brown Estates to arrange your viewing appointment



ENTRANCE HALL

Composite door to front, under-stairs storage, feature lighting, Herringbone flooring, radiator.

LOUNGE/KITCHEN

23' 09" x 19' 11" (7.24m x 6.07m) Range of matching wall and base units with quartz worktops over, sink, integrated oven, integrated electric hob with built in extractor, integrated fridge/freezer, integrated washing machine, integrated dishwasher, central island and breakfast bar, double glazed bi-folding doors to rear, feature lighting, three skylights, Herringbone flooring, two radiators.

BEDROOM 4

10' 10" x 9' 02" (3.3m x 2.79m) Double glazed window to front, Herringbone flooring, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle with rainforest head and shower attachment, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front, carpet.

BEDROOM 1

12' 03" x 10' 05" (3.73m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 01" x 10' 05" (3.38m x 3.18m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

9' 0" x 7' 11" (2.74m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

60' 01" (18.31m) Decked area with rest laid to lawn.

CABIN/HOME OFFICE

23' 05" x 10' 01" (7.14m x 3.07m) (measured at maximum) Kitchenette, low level WC, shower cubicle, double glazed bi-folding doors, laminate flooring, electric radiator.

OFF STREET PARKING

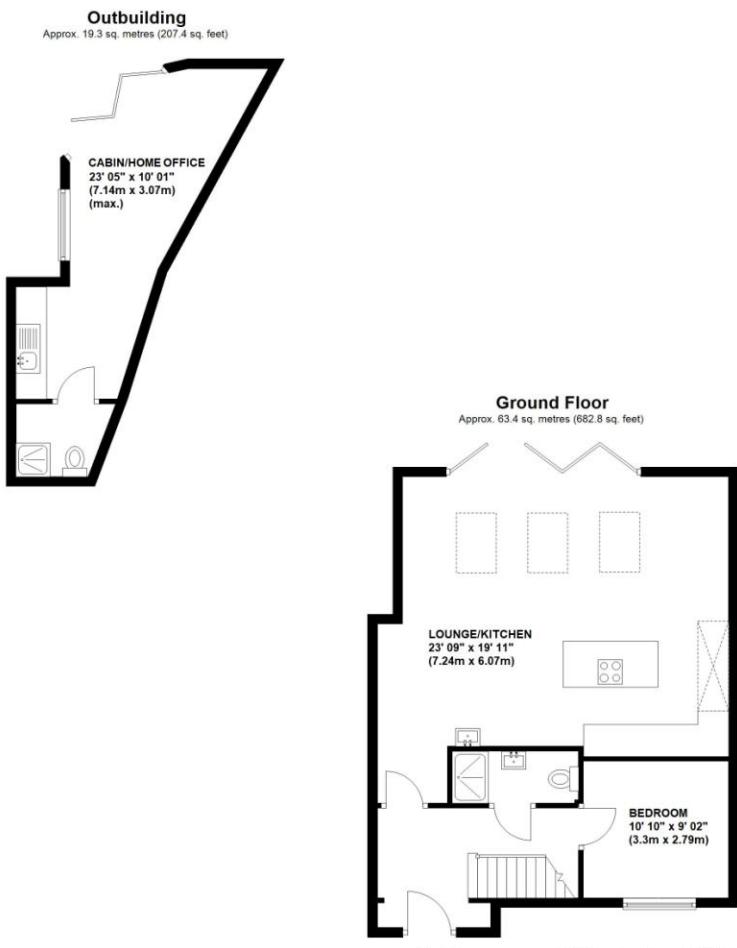
Large block paved drive with space for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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