THOMAS BROWN
ESTATES



7 Broom Avenue, Orpington, BR5 3BS

Asking Price: £440,000

- 3 Bedroom End of Terraced House
- Well Located for Local Shops & St. Mary Cray Station
- 17' Kitchen/Diner, 95' Garden
- No Forward Chain, Off Street Parking











Property Description

Thomas Brown Estates are delighted to offer to the market this very well presented three bedroom end of terrace property, offered with no forward chain and boasting a fantastic 17'01 kitchen/diner and an impressive 95' rear garden. Ideally situated within walking distance of St. Mary Cray mainline station and local shops, this attractive home offers well-proportioned accommodation comprising: entrance hall, lounge, ground floor WC and a spacious kitchen/diner spanning the rear of the property, with direct access to the garden. To the first floor are three bedrooms and a recently fitted shower room.

Externally, the property benefits from an impressive 95' rear garden with convenient side access, providing an excellent space for entertaining and alfresco dining. Further features include a sauna, summerhouse and two metal storage sheds, whilst to the front is a private driveway providing off street parking for two vehicles.

Subject to the necessary planning permissions and building regulations (STPP), there is also excellent potential to extend across the rear and/or into the loft space, as others have done along the road.

Broom Avenue is conveniently located for a range of local schools, shops, bus routes and St. Mary Cray mainline station, making this an ideal purchase for families and commuters alike.

Please call Thomas Brown Estates in Orpington to arrange an appointment to view.









Entrance Hall:
Double glazed door to front, coconut mat, radiator.

Lounge:
13' 08" x 13' 0" (4.17m x 3.96m). Feature fireplace, double glazed window to front, carpet, radiator.

Kitchen/Diner:
17' 01" x 9' 0" (5.21m x 2.74m). Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window and double glazed French doors to rear, vinyl flooring, radiator.

Cloakroom:
WC, wash hand basin, vinyl flooring, radiator.

Stairs To First Floor Landing:
Double glazed window to side, carpet, radiator.

Bedroom 1:
12' 0" x 9' 03" (3.66m x 2.82m). Double glazed window to rear, carpet, radiator.

Bedroom 2:
9' 11" x 9' 09" (3.02m x 2.97m). Double glazed window to front, laminate flooring, radiator.

Bedroom 3:
8' 03" x 7' 06" (2.51m x 2.29m). Double glazed window to rear, vinyl flooring, radiator.

Shower Room:
WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, part tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:
95' 0" (28.96m). Patio area with rest laid to lawn, sauna, summerhouse, 2 metal sheds, side access.

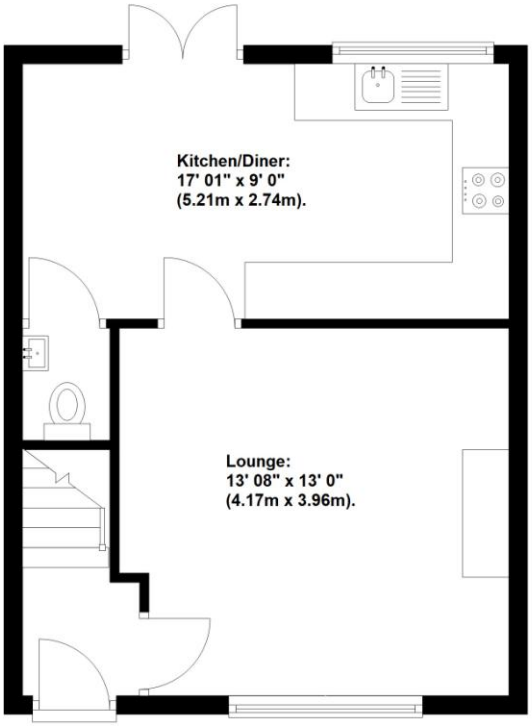
Off Street Parking:
Block paved drive for two vehicles.

Double Glazing

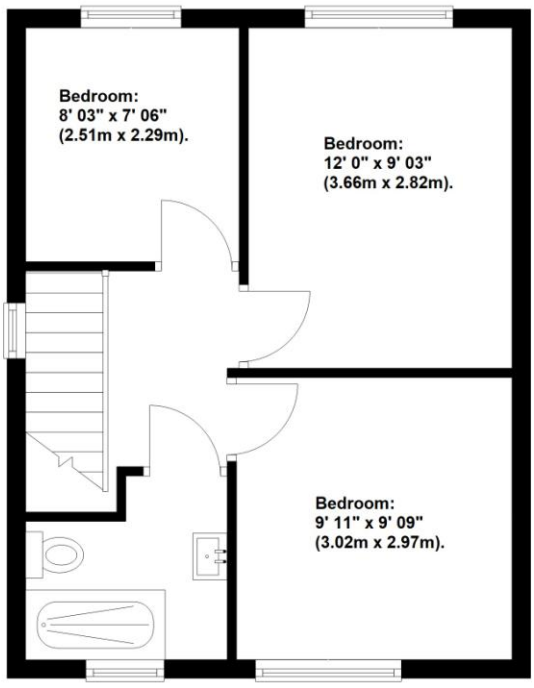
Central Heating System

No Forward Chain

Ground Floor



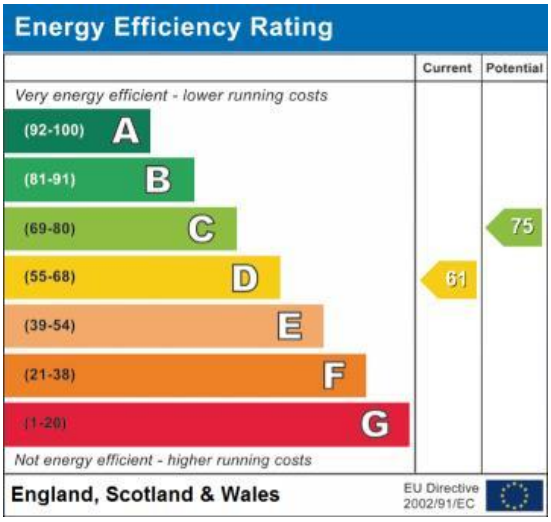
First Floor



Total area: approx. 71.4 sq. metres (768.2 sq. feet)

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





Council Tax Band: C

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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