

THOMAS BROWN

ESTATES

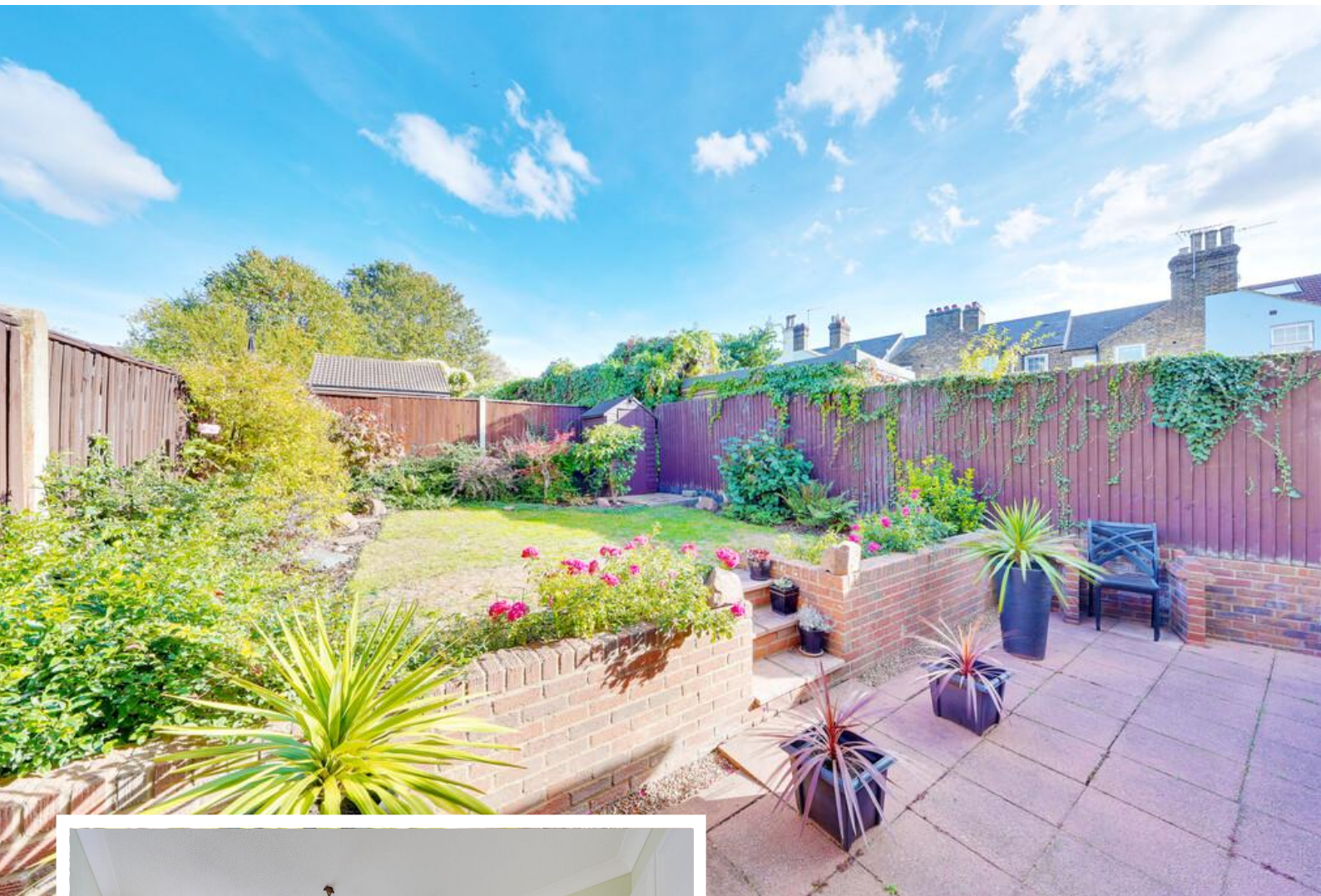


106 Brantwood Way, Orpington, BR5 3WB

Asking Price: £385,000

- 3 Bedroom, Extended End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- 2 Reception Rooms, Garage & OSP
- Situated on a No through Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom end of terrace family home, situated on a popular no-through residential road in Orpington. The property boasts two reception rooms, an integral garage and a driveway, providing excellent potential for family living.

The accommodation comprises an entrance porch, spacious lounge, kitchen open plan to the dining room, lobby/pantry and integral garage to the ground floor. To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes/storage, together with a family bathroom.

Externally, the property benefits from a private rear garden with side access, while to the front is a driveway providing off road parking.

Brantwood Way is ideally positioned for a range of local schools, shops and bus routes, with St. Mary Cray railway station also within easy reach.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.



Entrance Porch:

Door to front, meter cupboard, parquet flooring.

Lounge:

16' 10" x 13' 09" (5.13m x 4.19m). Door to front, double glazed window to front, carpet and wood flooring, radiator.

Dining Room:

8' 08" x 6' 08" (2.64m x 2.03m). Double glazed window to rear, parquet flooring, radiator.

Kitchen:

13' 09" x 8' 01" (4.19m x 2.46m). Range of matching wall and base units with worktops over, twin bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space and plumbing for washing machine, space for undercounter fridge, tiled splashback, double glazed window to rear, stable door to rear, tile effect flooring.

Lobby/Pantry:

Space for undercounter freezer, tiled flooring.

Stairs To First Floor Landing:

Double glazed window to side, carpet.

Bedroom 1:

12' 02" x 7' 10" (3.71m x 2.39m). (Measured to front of wardrobe). Built in wardrobe, double glazed window to front, carpet, radiator.

Bedroom 2:

9' 04" x 7' 10" (2.84m x 2.39m). (Measured to front of wardrobes). Built in wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 3:

9' 02" x 5' 09" (2.79m x 1.75m). (Measured at maximum). Built in storage, double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, radiator.

Other Benefits Include:

Garden:

32' 0" x 9' 10" (9.75m x 3m). Patio area with rest laid out lawn, mature flowerbeds, side access.

Off Street Parking:

Drive.

Garage:

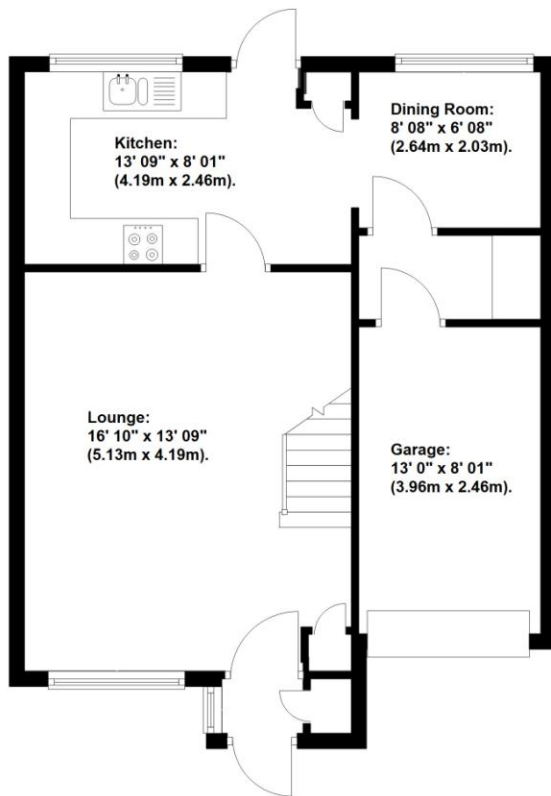
13' 0" x 8' 01" (3.96m x 2.46m). Up and over door to front, loft space, power and light.

Double Glazing

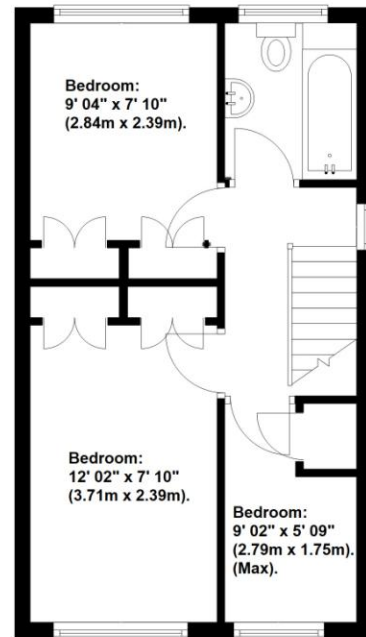
Central Heating System



Ground Floor



First Floor



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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