

THOMAS BROWN

ESTATES



41 Brantwood Way, Orpington, BR5 3WA

Asking Price: £280,000

- 1 Double Bedroom End of Terrace House
- Well Located for St. Mary Cray Station
- Sought After Location
- Allocated Parking Space





Property Description

Situated on a popular residential road in Orpington, Thomas Brown Estates are pleased to present this well presented one double bedroom home, benefiting from a private garden and allocated parking space.

The accommodation comprises a bright open plan living area with fitted kitchen to the ground floor. Upstairs offers a spacious double bedroom and a modern bathroom.

Externally, the property features a private garden to the side, mainly laid to lawn, together with an allocated parking space located to the front of the property.

Brantwood Way is conveniently located for local schools, shops, bus routes, and St. Mary Cray railway station, providing excellent transport links.

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





LOUNGE/DINER

15' 07" x 14' 0" (4.75m x 4.27m) (L-shape) Door to front, double glazed window to front, opaque sliding door to side, laminate flooring, electric radiator.

KITCHEN

7' 02" x 6' 02" (2.18m x 1.88m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, extractor hood, space for undercounter fridge, space for washing machine, space for dishwasher, double glazed window to front, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

13' 08" x 7' 11" (4.17m x 2.41m) Double glazed window to front, carpet, electric radiator.

BATHROOM

WC, sink, bath with shower over and shower attachment, double glazed opaque window to front, vinyl flooring.



OTHER BENEFITS INCLUDE:

GARDEN

44' 0" (13.41m) Patio with rest laid to lawn, shed.

FRONT

Low maintenance.

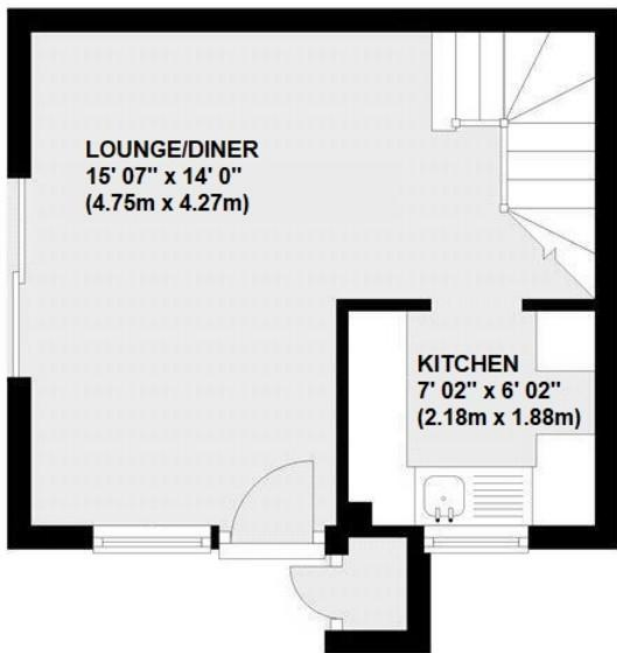
DOUBLE GLAZING

ALLOCATED PARKING SPACE



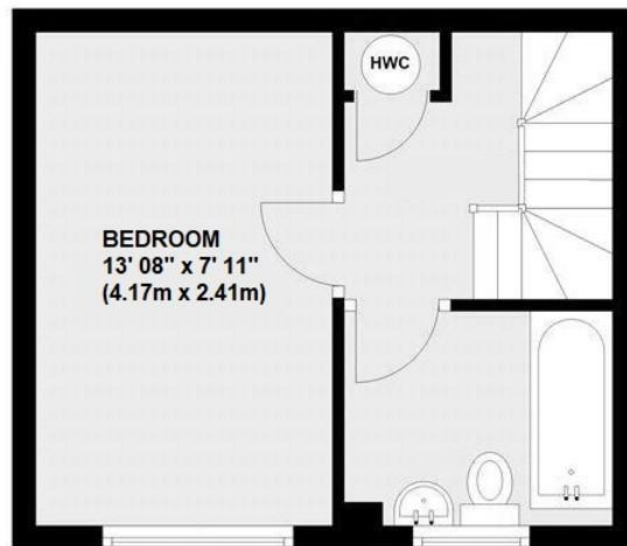
Ground Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



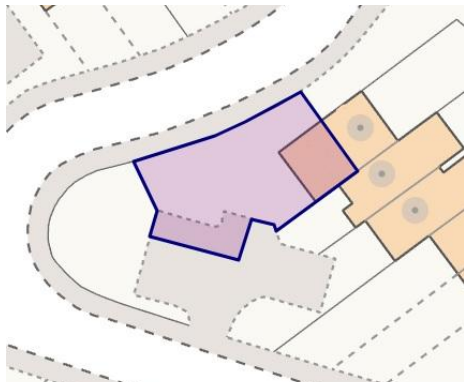
First Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



Total area: approx. 41.2 sq. metres (443.5 sq. feet)

This plan is for general layout guidance and may not be to scale.



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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