THOMAS BROWN
ESTATES



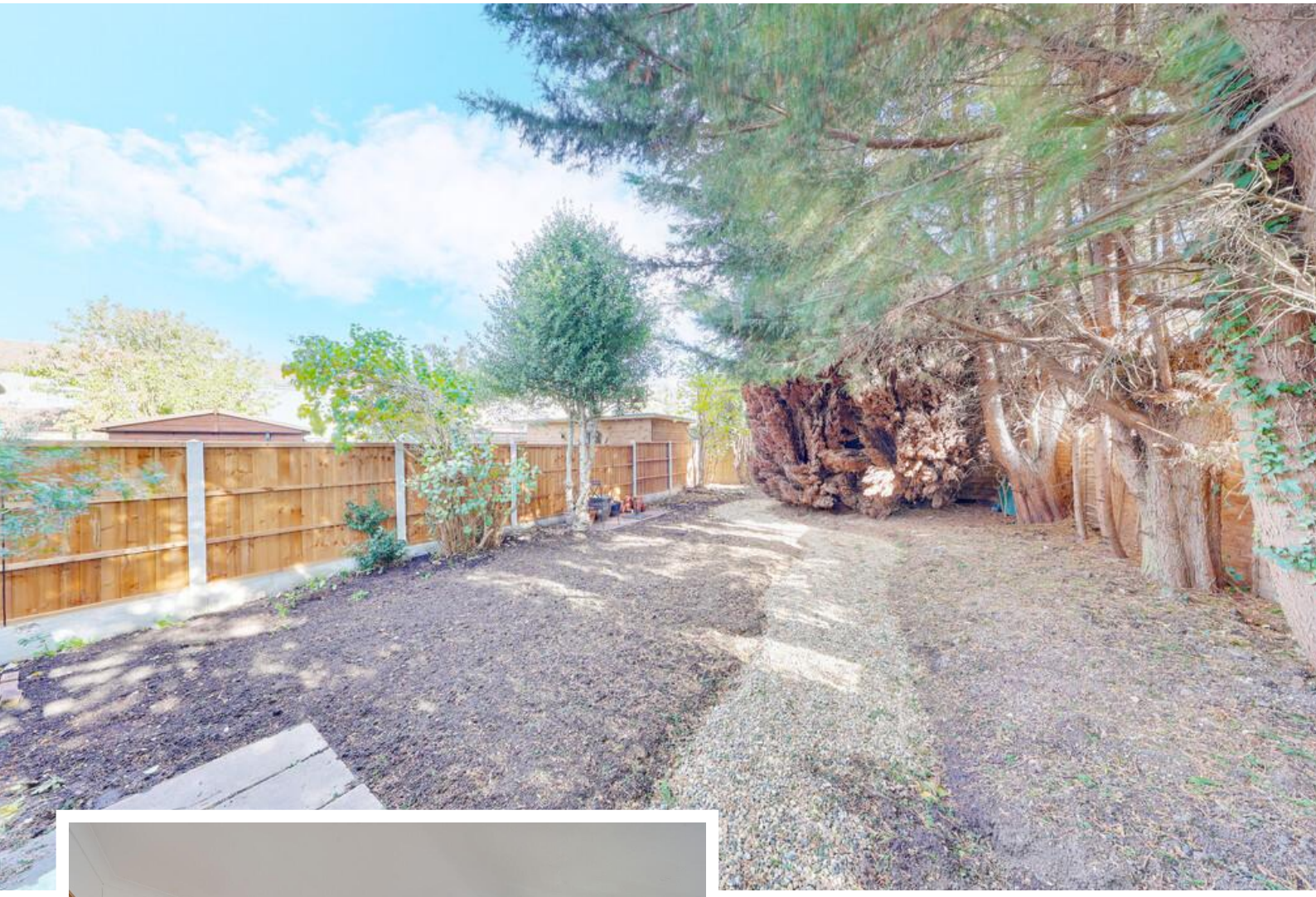
3 Chelsfield Lane, Orpington, BR5 4HG

Asking Price: £389,000

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Amenities & St. Mary Cray Station
- Excellent Potential to Extend (STPP)
- No Forward Chain, 27'2 Lounge/Diner











Property Description

Thomas Brown Estates are delighted to present this two double bedroom semi-detached home (901 sq. ft), set back from the road and offered to the market with no forward chain. The property offers excellent potential to extend, subject to the necessary planning permissions, making it an ideal opportunity for buyers looking to create a larger family home.

The ground floor accommodation comprises an entrance hallway, an impressive 27'2 dual-aspect lounge/dining room, kitchen with a feature window overlooking the garden, a lean-to and a ground floor bathroom. To the first floor, the landing provides access to two well-proportioned double bedrooms.

Externally, the property benefits from a secluded rear and side garden, providing a pleasant outdoor space, together with a parking space to the front. Additional on road parking is available on surrounding roads within a short walk.

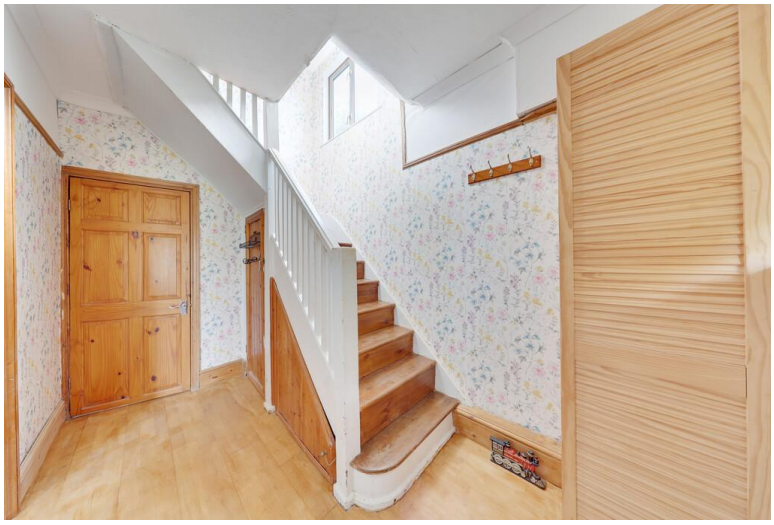
Subject to planning permission (STPP), there is exciting potential to extend to the rear and/or side, creating a more spacious home tailored to individual requirements.

Conveniently located within easy reach of St. Mary Cray mainline station, local bus routes and a variety of shops and amenities, including the popular Nugent Shopping Centre. The property is also well placed for a selection of well-regarded local schools, making it an appealing choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation, location and potential on offer. Please contact Thomas Brown Estates to arrange your viewing.









Entrance Porch:
Double glazed sliding door to front, tiled flooring.

Entrance Hall:
Door to front, understairs cupboard, wood flooring, radiator.

Lounge/Dining Room:
27' 02" x 10' 05" (8.28m x 3.18m). Double glazed window and secondary glazing to front, double glazed French doors to rear, wood flooring, two radiators.

Kitchen:
10' 09" x 8' 01" (3.28m x 2.46m). (Measured at maximum). Range of base units, double butler sink, integrated dishwasher, space for cooker, space for fridge/freezer, space for washing machine, bay feature window to side, tiled flooring.

Lean-To:
8' 05" x 8' 03" (2.57m x 2.51m). French doors to rear, windows to three sides, tiled flooring, radiator.

Bathroom:
WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

Stairs To First Floor Landing:
Storage cupboard, double glazed window to side, wooden stairs.

Bedroom 1:
14' 01" x 10' 11" (4.29m x 3.33m). Built in eaves storage, double glazed window to rear, wood flooring, radiator.

Bedroom 2:
11' 04" x 10' 03" (3.45m x 3.12m). Fitted wardrobes, double glazed window to front, wood flooring, radiator.

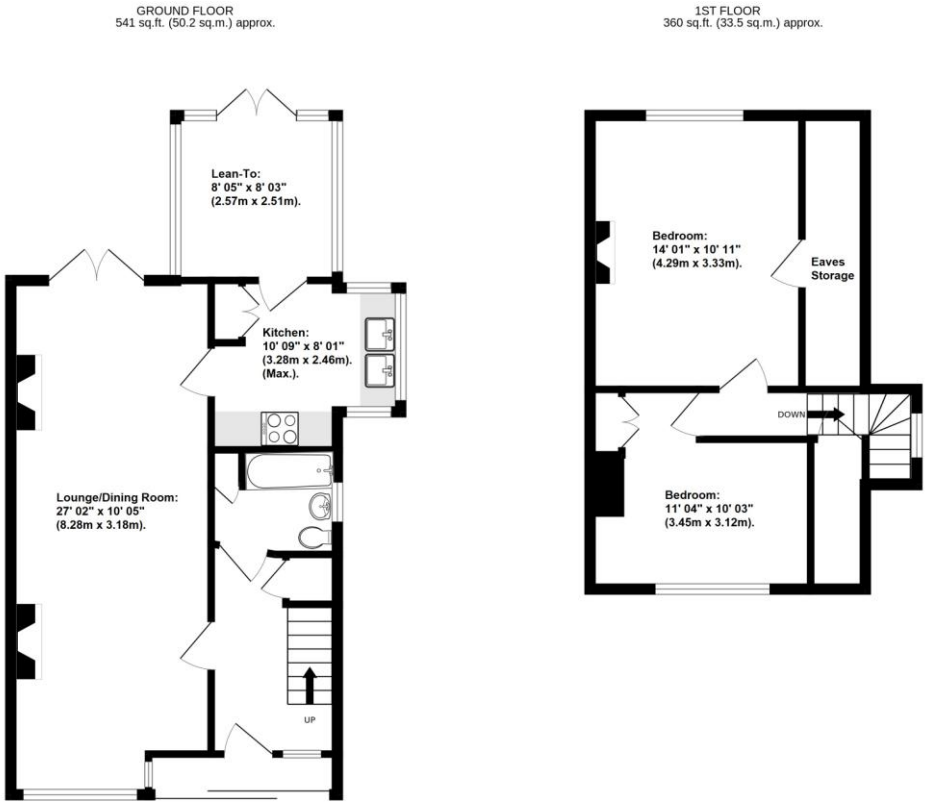
Other Benefits Include:

Garden:
42' 0" x 30' 0" (12.8m x 9.14m). Patio area, mature shrubs, shed, side access.

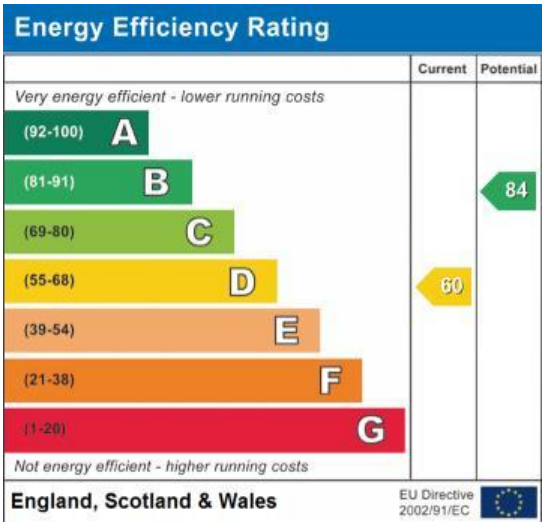
Front:
Stairs to front door, part laid to lawn, mature shrubs, parking space and additional on road parking in surrounding roads.

Central Heating System

No Forward Chain







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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