THOMAS BROWN
ESTATES



45 Furzehill Square, St. Mary Cray, BR5 3SN

Offers IEO: £465,000

- 3 Bedroom End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Modern Fitted Kitchen/Diner & Bathroom
- Off Street Parking for Multiple Vehicles











Property Description

Thomas Brown Estates are delighted to present this must see, beautifully maintained three bedroom end of terrace family home, ideally positioned just moments from St. Mary Cray Station, making it an excellent choice for London commuters. The property is also conveniently located within easy reach of local shops, schools and the popular Nugent Shopping Centre.

The well-presented accommodation comprises an entrance hall with a convenient ground floor WC, a spacious lounge and a modern kitchen/dining room spanning the rear of the property. To the first floor, a landing provides access to three bedrooms, two of which are doubles with fitted wardrobes, together with a family bathroom.

Externally, the property benefits from a low maintenance rear garden with side access, featuring two separate patio areas, ideal for alfresco dining and entertaining. To the front, a private driveway provides off street parking for numerous vehicles.

Early viewing is highly recommended to fully appreciate the quality of presentation, convenient location and overall appeal of this excellent family home. Please call Thomas Brown Estate Agents in Orpington to arrange your appointment to view.









Entrance Hall:
Door to front, wood effect flooring, radiator.

Lounge:
16' 09" x 15' 01" (5.11m x 4.6m). Double glazed window to front, wood effect flooring, two radiators.

Kitchen/Diner:
15' 01" x 8' 08" (4.6m x 2.64m). Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher, double glazed window and double glazed door to rear, vinyl flooring, radiator.

Cloakroom:
WC, wash hand basin, double glazed opaque window to front, wood effect flooring, radiator.

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

Bedroom 1:
11' 04" x 8' 09" (3.45m x 2.67m). (Measured to front of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:
12' 01" x 8' 04" (3.68m x 2.54m). (Measured to front of wardrobes). Fitted wardrobes, double glazed window to rear, wood effect flooring, radiator.

Bedroom 3:
8' 10" x 6' 05" (2.69m x 1.96m). Double glazed window to rear, wood effect flooring, radiator.

Bathroom:
WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to front, tile effect flooring, heated towel rail.

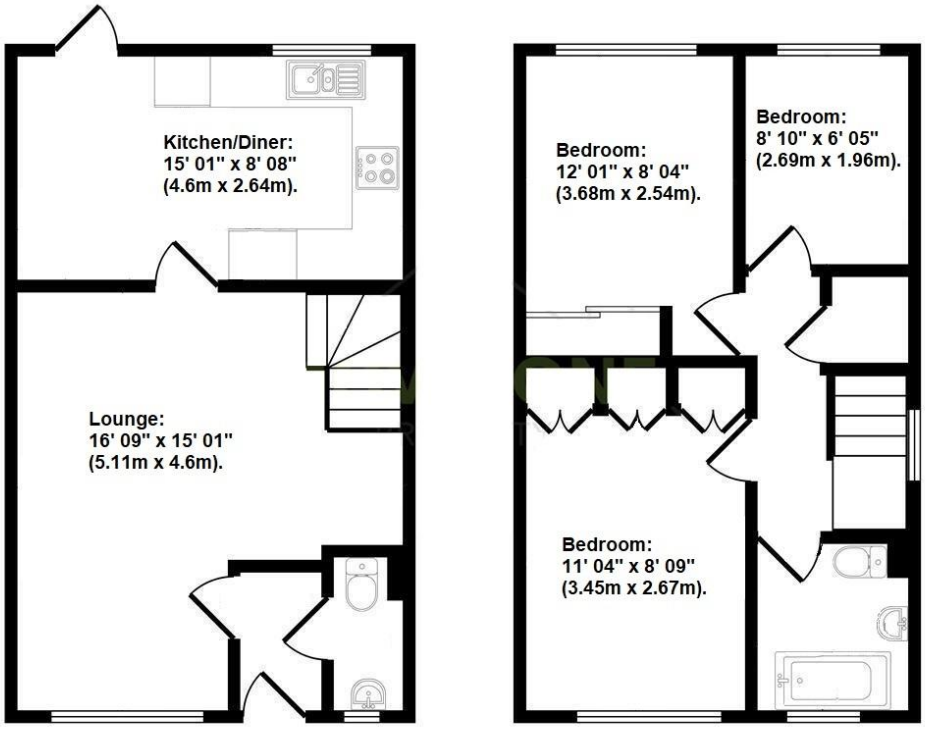
Other Benefits Include:

Garden:
40' 0" x 20' 0" (12.19m x 6.1m). Patio area with rest laid to lawn, side access.

Front:
Drive for multiple vehicles, part laid to lawn and mature shrubs.

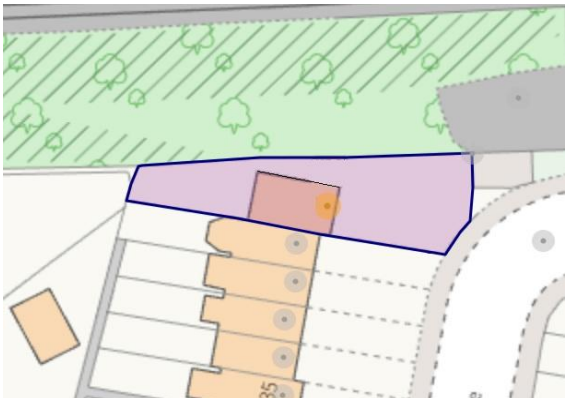
Double Glazing

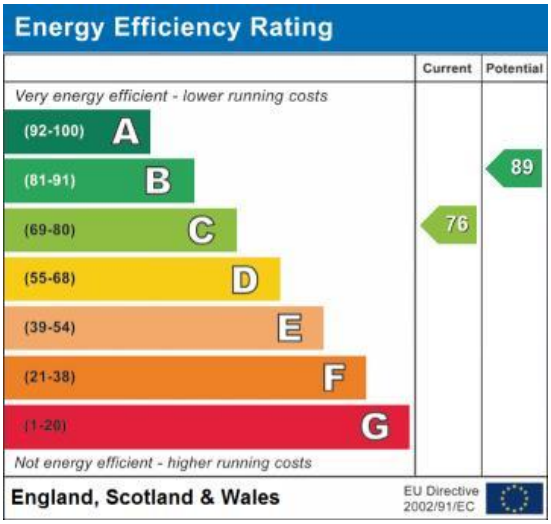
Central Heating System



Approx Gross Internal Area
70 sq m / 758 sq ft

This plan is for illustration purpose only - not to scale





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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