

THOMAS BROWN

ESTATES

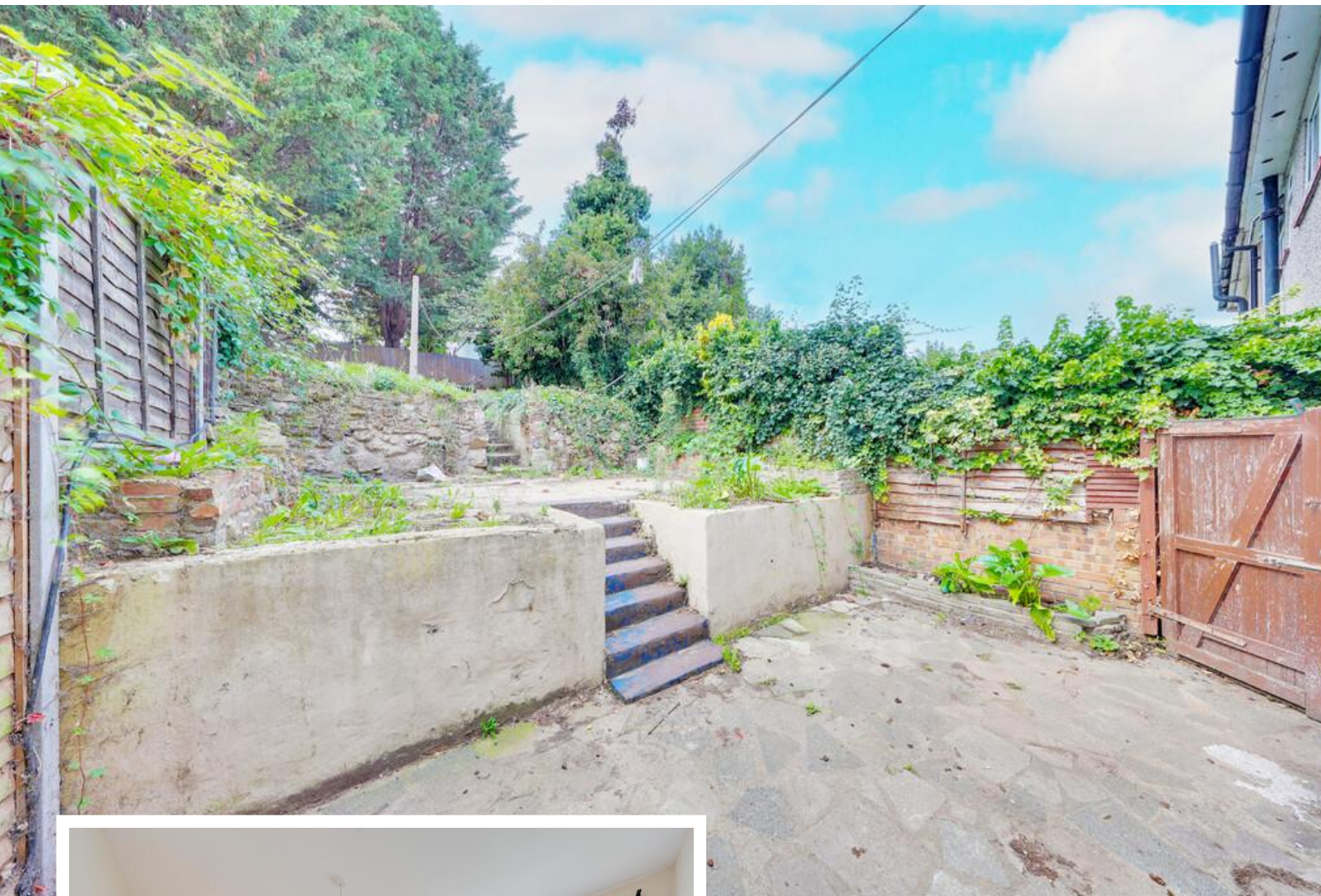


67 Whippendell Way, Orpington, BR5 3BZ

Asking Price: £360,000

- 3 Bedroom Mid Terraced House
- Potential to Extend (STPP)
- Well Located for St. Mary Cray Station
- No Forward Chain, 65' Tiered Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid-terrace property, set back from the road and being offered to the market with the added benefit of no forward chain.

The accommodation comprises an entrance hallway, comfortable lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms, two of which are doubles, and a family bathroom.

Externally, the property benefits from a 65' tiered rear garden, along with a front garden (set back from the road on a bank) with on-road parking. Subject to the necessary planning consents, there is excellent potential to extend to the rear and/or into the loft space, with similar extensions having been carried out to other properties within the locality.

The property does require modernisation, which is reflected in the asking price, but offers an excellent opportunity for buyers looking to create and personalise a home to their own taste and requirements.

Whippendell Way is conveniently positioned for a range of well-regarded local schools, shops, bus routes and St. Mary Cray railway station, providing excellent transport links.

Early viewing is highly recommended through Thomas Brown Estates to fully appreciate the location and potential this property has to offer.



Entrance Hall:

Double glazed door to front, laminate flooring, radiator.

Lounge:

13' 01" x 12' 06" (3.99m x 3.81m). Double glazed window to front, laminate flooring, radiator.

Kitchen:

13' 01" x 9' 05" (3.99m x 2.87m). (Measured at maximum). Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for washing machine, space for dishwasher, double glazed window to rear, vinyl flooring, radiator.



Lobby:

Space for fridge/freezer, double glazed opaque door to rear, understairs cupboard.

Stairs To First Floor Landing:

Laminate flooring.

Bedroom 1:

11' 03" x 10' 09" (3.43m x 3.28m). Double glazed window to front, laminate flooring, radiator.

Bedroom 2:

11' 07" x 9' 09" (3.53m x 2.97m). (Measured at maximum). Fitted and built in wardrobes, double glazed window to rear, laminate flooring, radiator.



Bedroom 3:

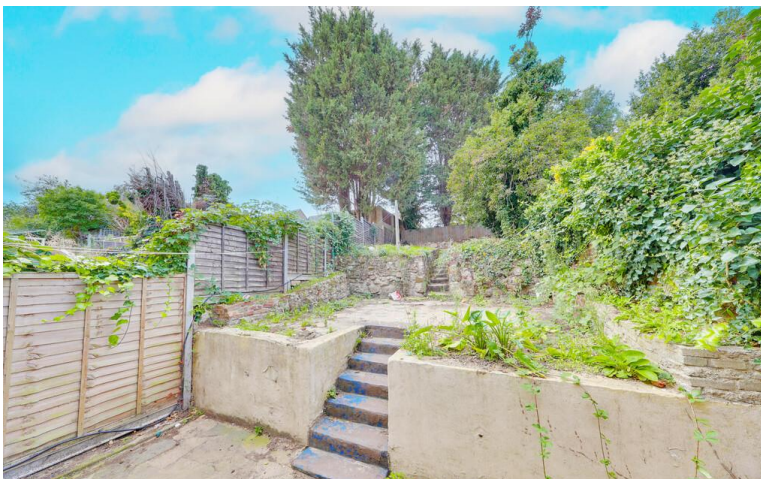
7' 0" x 6' 10" (2.13m x 2.08m). Double glazed window to front, laminate flooring, radiator.

Bathroom:

WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, tiled flooring, heated towel rail.

Garden:

65' 0" (19.81m). (Approx.). Tiered, patio area, part laid to lawn.



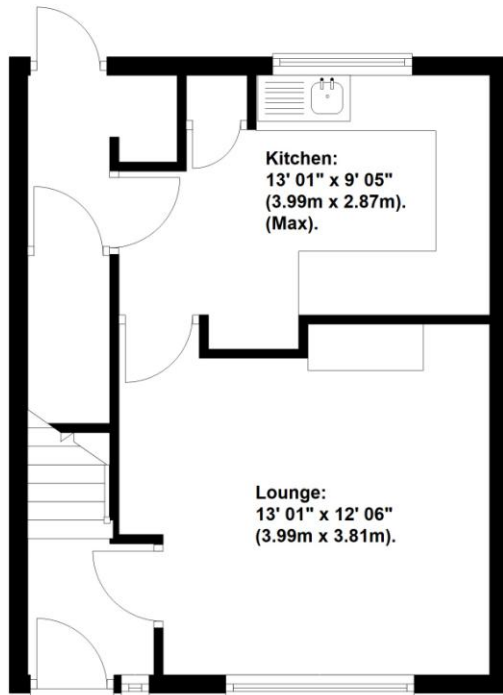
On Road Parking

Double Glazing

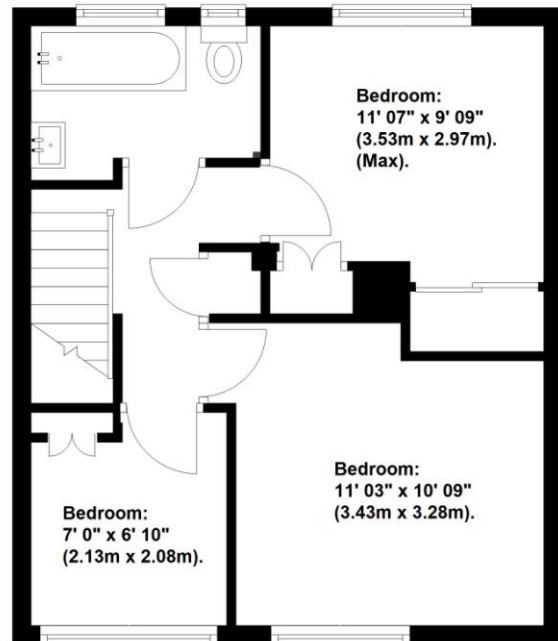
Central Heating System

No Forward Chain

Ground Floor



First Floor



Total area: approx. 68.3 sq. metres (735.2 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		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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