

# THOMAS BROWN

ESTATES



**70 Petersham Drive, Orpington, BR5 2QG**

**Fixed Price: £377,000**

- 2 Double Bedroom End of Terrace House
- Well Located for St. Mary Cray Station & Local Shops
- Desirable Corner Plot
- No Forward Chain, Extended





## Property Description

Thomas Brown Estates are pleased to present this extended and surprisingly spacious two double bedroom end of terrace home, set on a desirable corner plot with gardens on three sides. The property is conveniently located within walking distance of St. Mary Cray Station and Nugent Shopping Centre, and is offered to the market with no onward chain.

The accommodation comprises an entrance porch leading into a hallway area which is open plan to a generously sized extended lounge/dining room (20'01 x 17'09), and a kitchen/breakfast room with direct access to the rear garden. Ups tairs, the landing provides access to two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from well-maintained gardens surrounding three sides of the home, as well as a garage.

Please note the property requires refurbishment, which is reflected in the asking price.

Petersham Drive is ideally situated for access to St. Mary Cray Station, local schools, shops, and bus routes. Internal viewing is highly recommended to fully appreciate the space and location on offer.



#### ENTRANCE PORCH

Double glazed door to front, double glazed window to both sides, tiled flooring.

#### HALL AREA

(open plan to lounge/diner) Door to porch, carpet, radiator.

#### LOUNGE/DINER

20' 01" x 17' 09" (6.12m x 5.41m) Double glazed window to front and side, carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

14' 09" x 10' 11" (4.5m x 3.33m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for undercounter fridge, space for dishwasher, space for washing machine, space for table and chairs, larder, double glazed window and double glazed opaque door to side, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed panel to front, carpet.

#### BEDROOM 1

16' 07" x 10' 02" (5.05m x 3.1m) (measured at maximum) Fitted wardrobes and built in storage, double glazed window to side, carpet, radiator.

#### BEDROOM 2

12' 10" x 8' 08" (3.91m x 2.64m) Built in storage, double glazed window to side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to front and side, vinyl flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

35' 0" x 19' 0" (10.67m x 5.79m) (measured to garage) Patio area with rest laid to lawn, flowerbeds, side access, shed.

#### FRONT/SIDE GARDEN

Laid to lawn, mature flowerbeds.

#### GARAGE

15' 09" x 7' 10" (4.8m x 2.39m) Up and over door to front, door to side.

#### ON ROAD PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

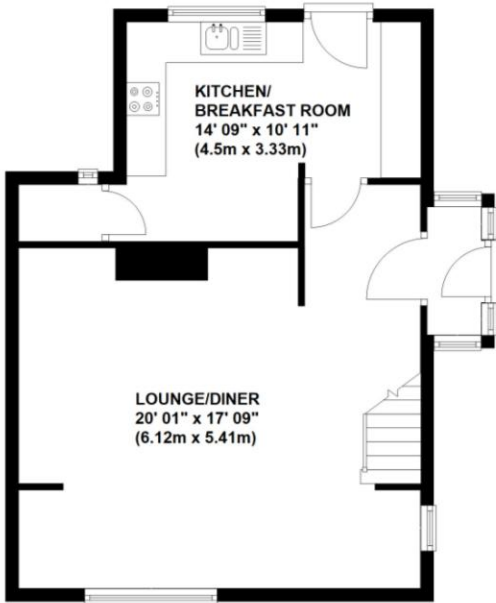
#### NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



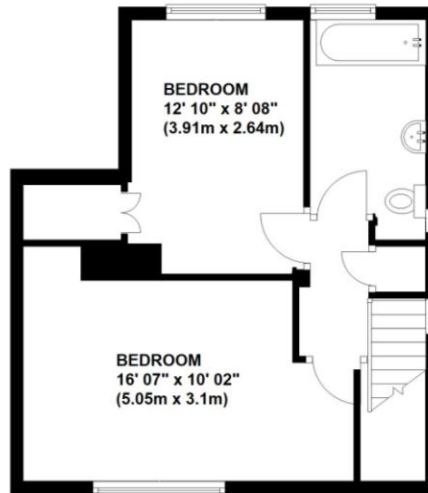
### Ground Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



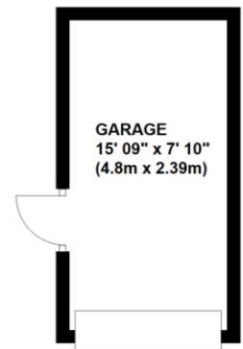
### First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



### Outbuilding

Approx. 11.5 sq. metres (124.2 sq. feet)



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

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



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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