THOMAS BROWN
ESTATES



## 22 Sheen Road, Orpington, BR5 2JB

**Fixed Price: £200,000**

- 1 Bedroom First Floor Flat
- Well Located for St. Mary Cray Station & Local Amenities
- Highly Sought After Location
- Private Garden, Balcony











## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious one bedroom first floor flat, featuring a private garden and situated on a quiet residential road in the highly sought after Poverest area.

Ideally located within walking distance of St. Mary Cray station, the property also benefits from easy access to a range of local amenities, including the popular Nugent Retail Park and Petts Wood High Street.

The accommodation comprises a communal entrance with staircase leading to a private entrance hall, a spacious lounge/dining room, a fitted kitchen, generous double bedroom, family bathroom and a covered balcony.

Externally, the property enjoys a private rear garden, while ample on street parking is available to the front.

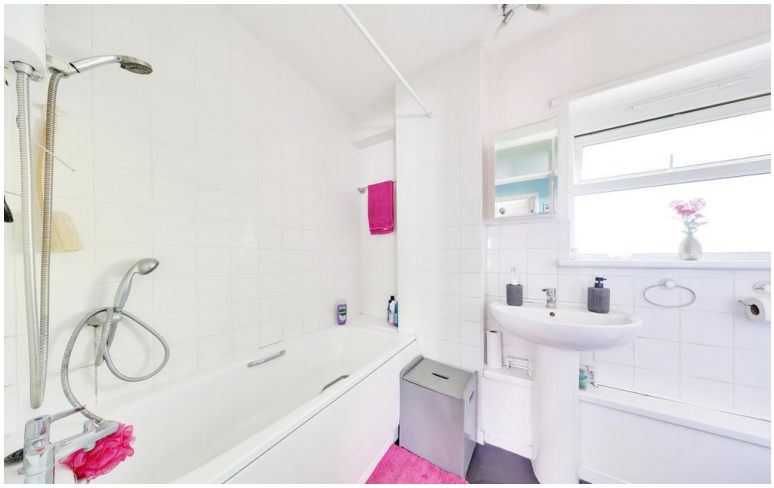
Sheen Road is conveniently positioned close to well-regarded local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations, making it an excellent choice for first-time buyers, downsizers, or investors.

To arrange a viewing, please contact Thomas Brown Estates.









**Entrance Hall:**
Door to side, door to balcony, airing cupboard, laminate flooring.

**Lounge/Diner:**
16' 0" x 12' 07" (4.88m x 3.84m). Double glazed window to front, laminate flooring, radiator.

**Kitchen:**
12' 07" x 8' 03" (3.84m x 2.51m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.

**Bedroom:**
12' 08" x 9' 05" (3.86m x 2.87m). Built in wardrobes, double glazed window to front, carpet, radiator.

**Bathroom:**
WC, wash hand basin, bath with shower over, double glazed opaque window to rear, vinyl flooring, radiator.

**Other Benefits Include:**

**Private Garden**

**Front:**
Communal entrance, stairs.

**Balcony**

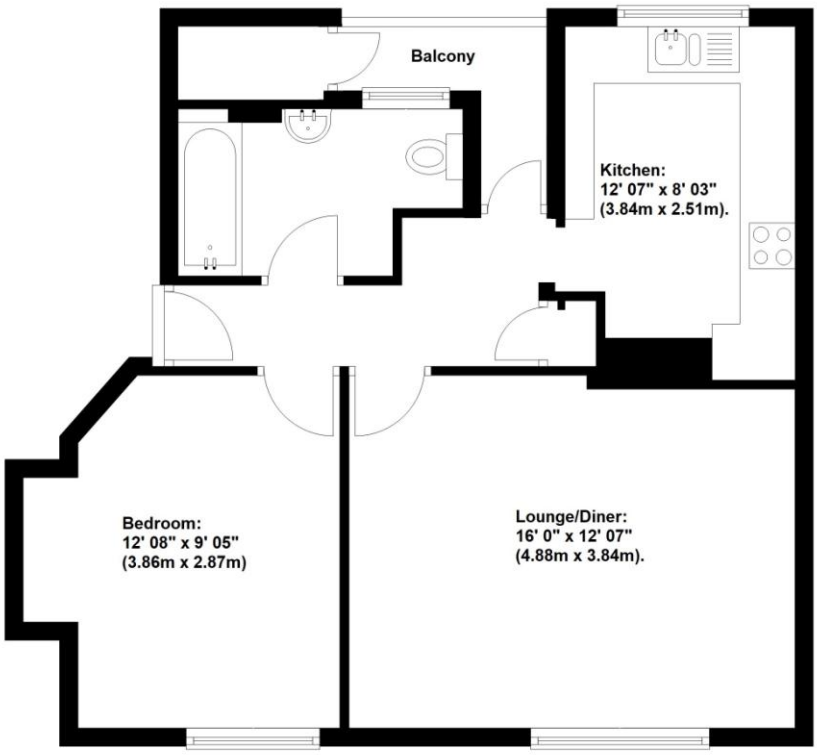
**Double Glazing**

**Central Heating**

**Leasehold:**
87 years remaining.

## FIRST FLOOR

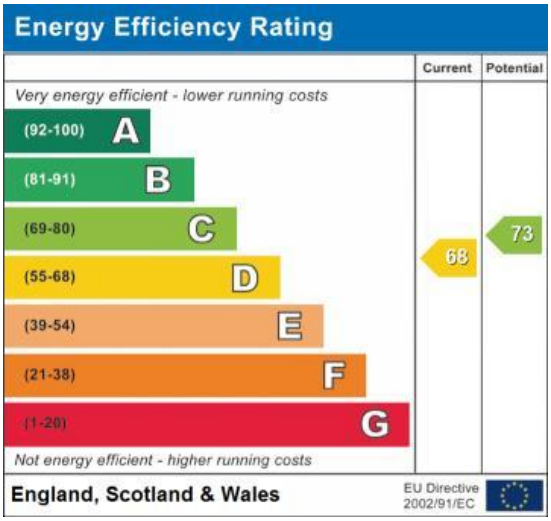
Approx. 53.0 sq. metres (570.6 sq. feet)
(excluding Balcony)




Total area: approx. 53.0 sq. metres (570.6 sq. feet)

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






**Council Tax Band: B**

**Tenure: Leasehold – 87 years remaining (approx.)**

**Service Charge: £492 PA (£41 PM) - As advised by vendor.**
**Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.**
****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.
The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
**01689 884444**

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN ESTATES