

THOMAS BROWN

ESTATES

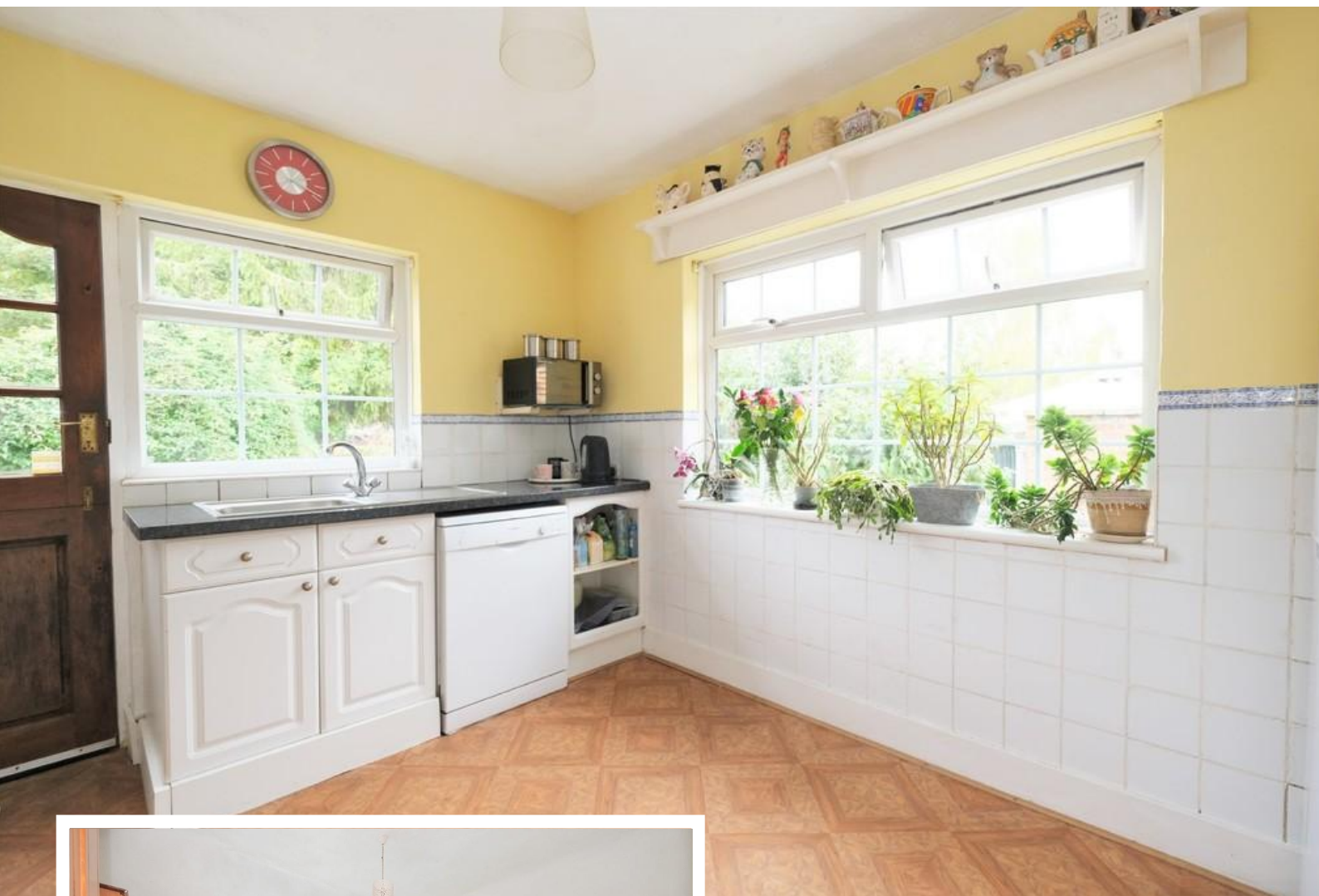


12 Old Hill, Orpington, BR6 6BN

Offers IEO: £550,000

- 3 Double Bedroom, 3 Reception Room Property
- Moments from High Elms
- Well Located for Green Street Green High Street
- Double Storey Extended





Property Description

Thomas Brown Estates are delighted to offer this double storey extended, three double bedroom three reception room property boasting a semi-rural feel but situated within walking distance of Green St. Green and easy access to Chelsfield Station. The property is set back from the road and overlooks a local park and is a stones throw from the ever sought after High Elms. The accommodation on offer comprises: entrance hallway, lounge, fitted kitchen, dining room, study and a utility room to the ground floor. To the first floor there is a landing giving access to three double bedrooms, family bathroom with separate bath and shower and a WC. Externally there is a well kept rear garden mostly laid to lawn with a large patio area and parking to the front on the driveway. Old Hill is well located for local schools, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estates to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Composite door, vinyl flooring.

LOUNGE

16' 5" x 11' 5" (5m x 3.48m) Double glazed window to front and side, carpet, radiator.

DINING ROOM

14' 0" x 7' 5" (4.27m x 2.26m) (measured at maximum) Window to rear, vinyl flooring, radiator.

KITCHEN

11' 6" x 9' 2" (3.51m x 2.79m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, space for dishwasher, double glazed window to side, double glazed window to rear, stable door to rear, part tiled walls, vinyl flooring.



STUDY

8' 11" x 8' 9" (2.72m x 2.67m) Double glazed window to front, carpet tiles, radiator.

UTILITY ROOM

Space for washing machine, space for tumble dryer, opaque window to rear.

STAIRS TO FIRST FLOOR LANDING

Carpet on stairs, vinyl flooring on landing.

BEDROOM 1

13' 1" x 11' 6" (3.99m x 3.51m) (measured at maximum) Built in wardrobe, window to front, double glazed window to rear, carpet, radiator.



BEDROOM 2

11' 10" x 11' 5" (3.61m x 3.48m) Two built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

11' 0" x 8' 8" (3.35m x 2.64m) Built in wardrobe, double glazed window to front, loft access, carpet, radiator.

BATHROOM

Low level WC, double shower cubicle, bath, opaque window to rear, part tiled walls, vinyl flooring, heated towel rail.

WC

Low level WC, wash hand basin, opaque window to rear, part tiled walls, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

52' 0" x 26' 0" (15.85m x 7.92m) Patio area with rest laid to lawn, mature flowerbeds, side access.

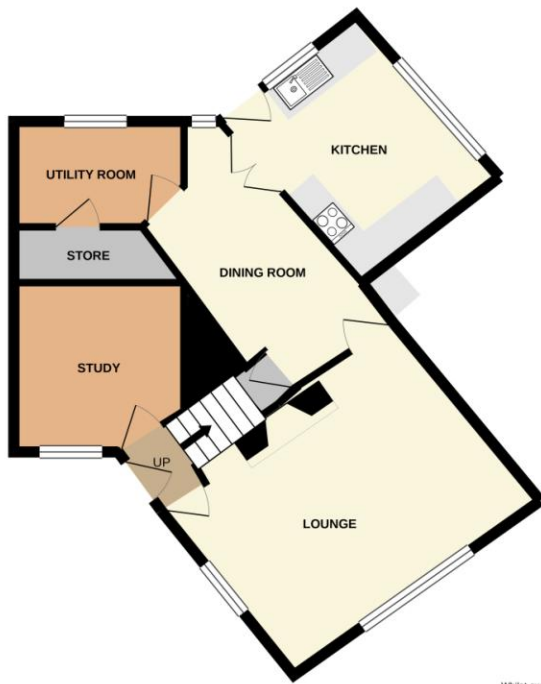


OFF STREET PARKING

Drive, laid to lawn, mature shrubs, path to front door.

CENTRAL HEATING SYSTEM

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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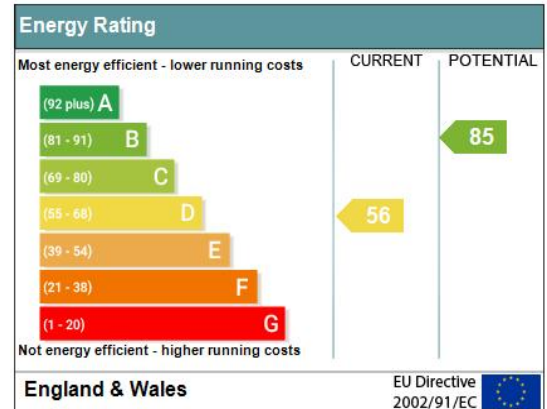
Other Information:

Council Tax Band:

Construction: Standard

Tenure: Freehold

Address: 12 Old Hill, ORPINGTON, BR6 6BN
RRN: 9310-2995-3100-2399-1025



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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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