

THOMAS BROWN

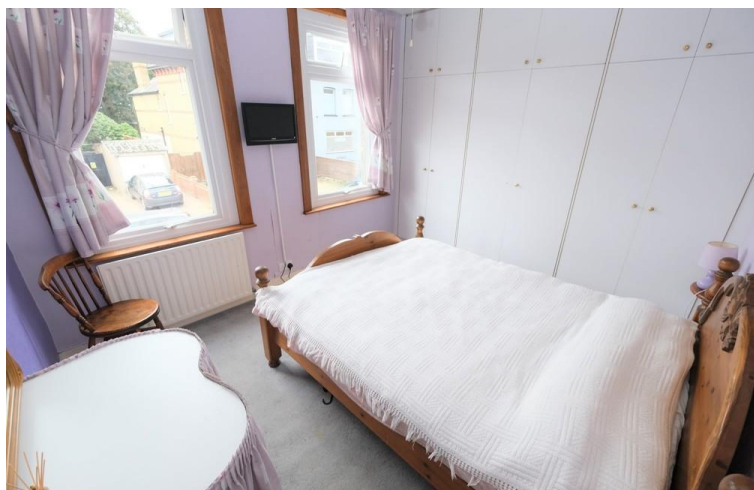
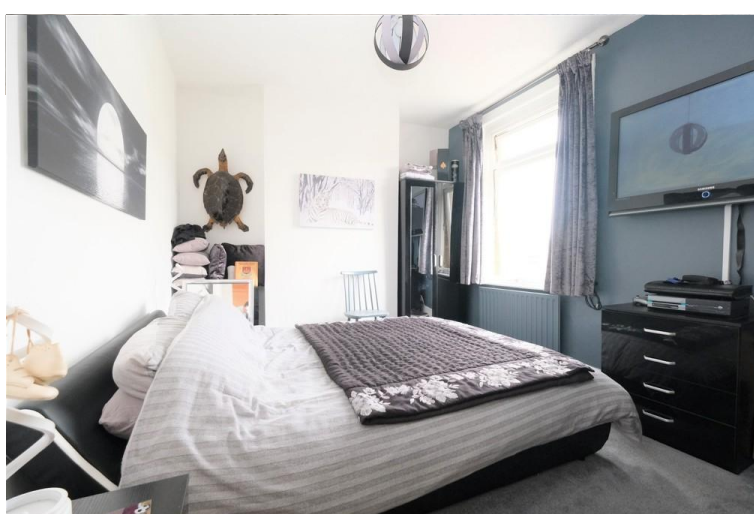
ESTATES



18 Moorfield Road, Orpington, BR6 0HQ **Asking Price: £450,000**

- 3 Bedroom End of Terrace House
- Central Location for Orpington High Street & Station
- Open Plan Lounge/Dining Room
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this rare to the market three bedroom end of terrace property (built circa 1900-1910), being offered to the market with no forward chain and located in central Orpington within close proximity to Orpington High Street and Priory Gardens. The accommodation on offer comprises; entrance hallway, open plan lounge/dining room, fitted kitchen, utility area and recently fitted family bathroom to the ground floor. To the first floor there is a landing giving access to three bedrooms and a shower room. Externally there is a low maintenance private garden to the rear aspect of the property and parking for numerous vehicles to the side. Moorfield Road is well located for Orpington mainline station and High Street, local parks such as Priory Gardens as well as local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to fully appreciate the original features such as high ceilings and central location on offer.



FRONT

Low maintenance, covered entrance, driveway for three vehicles to side.

ENTRANCE HALL

Door to front, under stairs area (potential for storage or study desk), carpet, radiator.

LOUNGE/DINER

22' 03" x 16' 06" (6.78m x 5.03m) (measured at maximum) Open fireplace, double glazed window to front, double glazed window to rear, carpet, two radiators.

KITCHEN

11' 06" x 10' 02" (3.51m x 3.1m) Range of matching wall and base units with worktops over, integrated one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, integrated undercounter fridge and freezer, tiled splashbacks, double glazed window to side, vinyl flooring, radiator.



LOBBY/UTILITY ROOM

Door to side, space for washing machine, space for dryer, tiled walls, tiled flooring.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, opaque double glazed window to rear, tiled walls, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING

Wooden stairs, access to eves loft space, carpet to landing.



BEDROOM 1

13' 01" x 10' 01" (3.99m x 3.07m) (measured to back of wardrobes) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

BEDROOM 2

13' 09" x 9' 08" (4.19m x 2.95m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

6' 09" x 6' 08" (2.06m x 2.03m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower, tiled walls, carpet, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

15' 06" x 14' 05" (4.72m x 4.39m) Low maintenance, flowerbeds, (could be enlarged into the driveway).

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

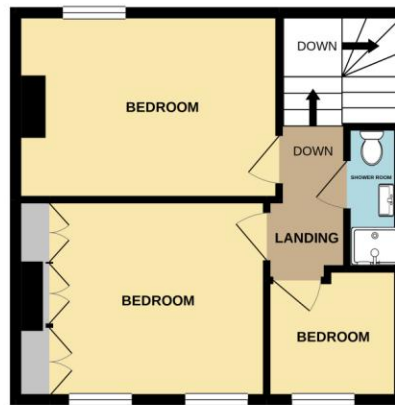
NO FORWARD CHAIN



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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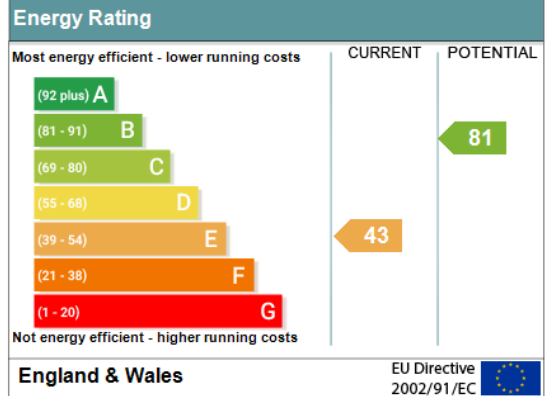
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 18 Moorfield Road, ORPINGTON, BR6 0HQ
RRN: 9713-3910-4200-3839-6200



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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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