

# THOMAS BROWN

ESTATES



**17 Blenheim Road, Orpington, BR6 9BQ**

**Asking Price: £500,000**

- 3 Bedroom Bay Fronted Semi-Detached House
- Well Located for Local Shops & Amenities
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom bay fronted semi-detached house, set within a popular residential road in Orpington, being offered to the market with no forward chain and fantastic potential to extend (STPP). The accommodation on offer comprises; entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally, there are well kept gardens to the front and rear of the property, garage to the side and off street parking to the front. STPP the property could be extended across the rear, convert the garage and/or into the loft space as many have done in the local area. Blenheim Road is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange your appointment to view.



#### ENTRANCE HALL

Wooden door to front, understairs storage, carpet, radiator.

#### LOUNGE

15' 11" x 10' 6" (4.85m x 3.2m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed sliding door to rear, laminate flooring, radiator.

#### KITCHEN

11' 11" x 7' 0" (3.63m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, space for dishwasher, utility cupboard with space for washing machine and tumble dryer, double glazed window to side, double glazed door to rear, tiled splashback, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Loft access, double glazed window to side, carpet.

#### BEDROOM 1

16' 6" x 8' 8" (5.03m x 2.64m) (measured at maximum) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

10' 8" x 9' 9" (3.25m x 2.97m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.



#### BEDROOM 3

9' 3" x 7' 7" (2.82m x 2.31m) Double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

65' 0" x 25' 0" (19.81m x 7.62m) (measured at maximum) Patio area with rest laid to lawn.

#### GARAGE

16' 4" x 8' 1" (4.98m x 2.46m) Up and over door, door and windows to rear, power and light.

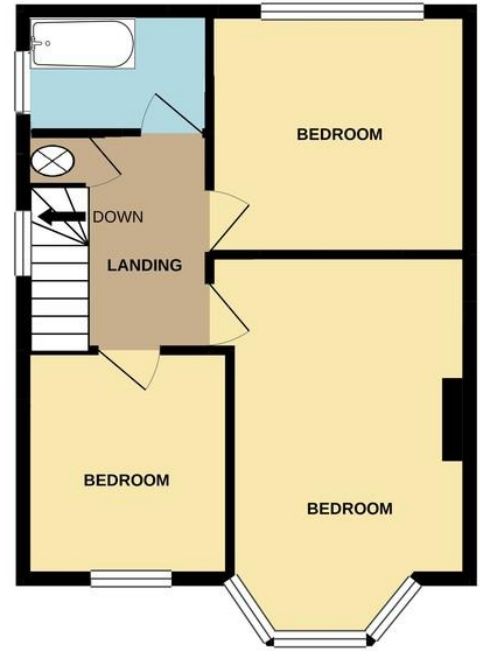
#### OFF STREET PARKING

Block paved drive, laid to lawn.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



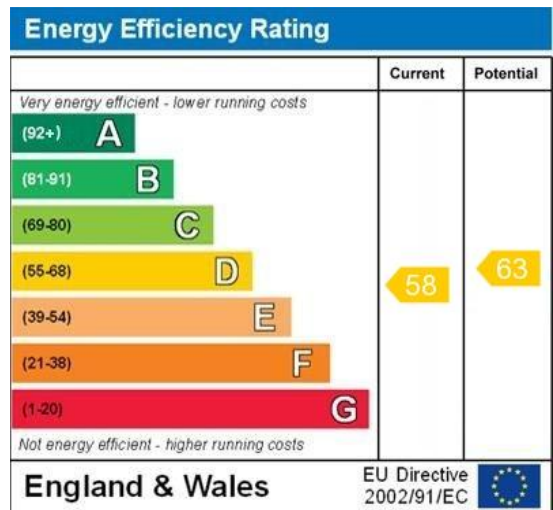
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:** E

**Construction:** Standard

**Tenure:** Freehold



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