

THOMAS BROWN

ESTATES



45 Perry Hall Road, Orpington, BR6 0HT

Offers IEO: £435,000

- 3 Bedroom Mid Terrace House
- Well Located for Perry Hall Primary School & Local Parks
- Off Street Parking
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom terraced property situated in a central location within walking distance to Perry Hall Primary School, Orpington High Street and Station and Poverest Park & Priory Gardens. The property comprises of: spacious entrance hall, lounge and a fantastic open plan kitchen/diner that spans the rear of the property with direct access to the rear garden, to the ground floor. To the first floor there are three bedrooms (including two doubles) and a modern family bathroom. Externally there is a well kept rear garden perfect for alfresco dining and entertaining and a driveway to the front for two vehicles. STPP there is potential to extend into the loft space as many have done in the local area. Perry Hall Road is well located for local schools, shops, bus routes, parks and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and condition of property on offer.



ENTRANCE HALL

Composite door and double glazed opaque window to front, understairs storage, wood effect flooring, radiator.

LOUNGE

11' 6" x 10' 11" (3.51m x 3.33m) Feature fireplace, double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 11" x 11' 8" (5.46m x 3.56m) (measured at maximum) Range of matching wall and base units with solid wood worktops over, butler sink, integrated oven, integrated gas hob with extractor over, integrated washing machine, space for fridge/freezer, tiled splashback, double glazed window and double glazed door to rear, laminate flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 11" x 10' 7" (3.33m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM 3

7' 7" x 7' 2" (2.31m x 2.18m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Driveway with space for two vehicles.

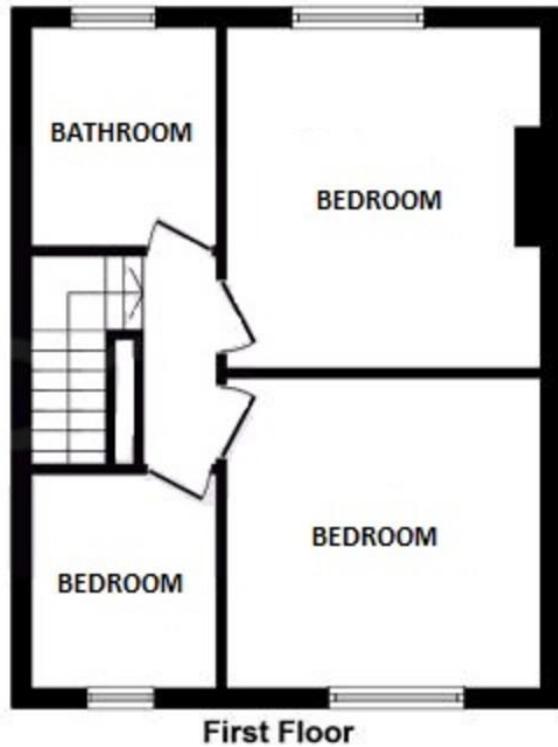
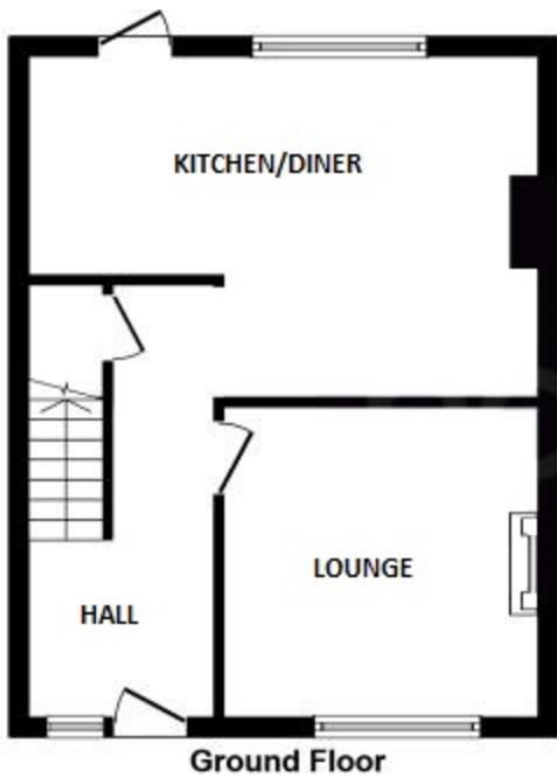
SOUTH FACING GARDEN

25' 0" x 20' 0" (7.62m x 6.1m) Patio area with rest laid to lawn, flowerbeds, rear access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



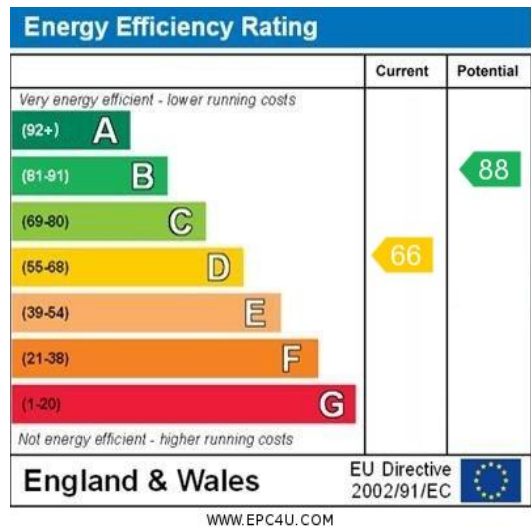


Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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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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