

# THOMAS BROWN

ESTATES



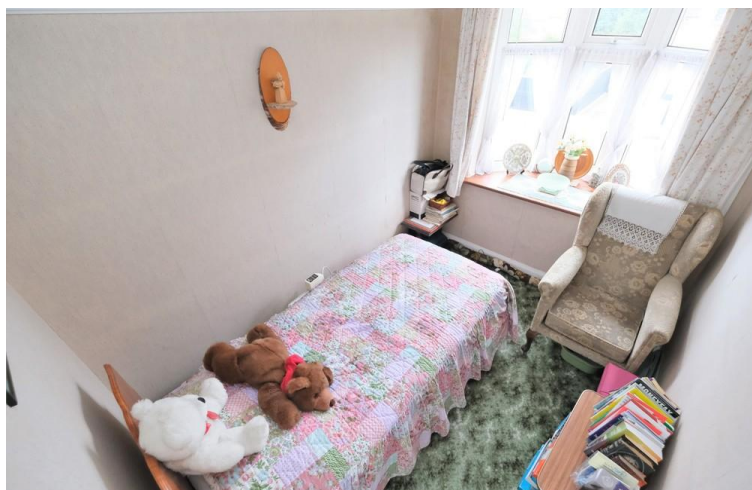
**22 Felstead Road, Orpington, BR6 9AB**

**Asking Price: £525,000**

- 3 Bedroom Chalet Style Semi-Detached House
- Highly Desirable Location in South Orpington
- Fantastic Potential to Extend (STPP)
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom chalet style semi-detached property being offered to the market with no forward chain, set on the highly desirable Felstead Road in South Orpington. Although a very quiet location Felstead Road is central to many amenities including Orpington Station & High Street, Newstead Wood and St. Olaves Secondary Schools. Please note this property does require full modernisation throughout and this has been reflected in the asking price. STPP the property offers a great deal of potential to extend across the rear, to the side and/or the first floor 'chalet extension' as many have done in the local area. The accommodation on offer comprises: entrance porch and hall, lounge, dining room leading to the lean-to, kitchen, bedroom 3, bathroom and a WC to the ground floor. To the first floor are two double bedrooms both with eaves storage. Externally there is a rear garden mainly laid to lawn, garage to the side and off street parking to the front. Felstead Road is well located for local schools, shops and bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed door to front and double glazed windows to side and rear.

#### ENTRANCE HALL

Door to porch, opaque window to porch, carpet.

#### LOUNGE

14' 6" x 12' 0" (4.42m x 3.66m) Double glazed bay window to front, carpet.

#### DINING ROOM

14' 7" x 11' 11" (4.44m x 3.63m) Door to lean-to, under stairs cupboard, carpet.



#### KITCHEN

10' 0" x 9' 4" (3.05m x 2.84m) Fitted units, butler sink, space for appliances, double glazed window and double glazed door to rear, carpet tiles.

#### LEAN-TO

10' 5" x 8' 6" (3.18m x 2.59m) Timber construction.

#### BATHROOM

Wash hand basin, bath, double glazed opaque window to side, carpet.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

15' 1" x 12' 0" (4.6m x 3.66m) Access to eaves storage, double glazed bay window to front, painted floorboards.

#### BEDROOM 2

12' 0" x 10' 9" (3.66m x 3.28m) Access to eaves storage, double glazed window to rear.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) Laid to lawn.

#### GARAGE

13' 10" x 8' 3" (4.22m x 2.51m) To side.

#### OFF STREET PARKING

Drive, front garden.

#### DOUBLE GLAZING

#### NO FORWARD CHAIN





TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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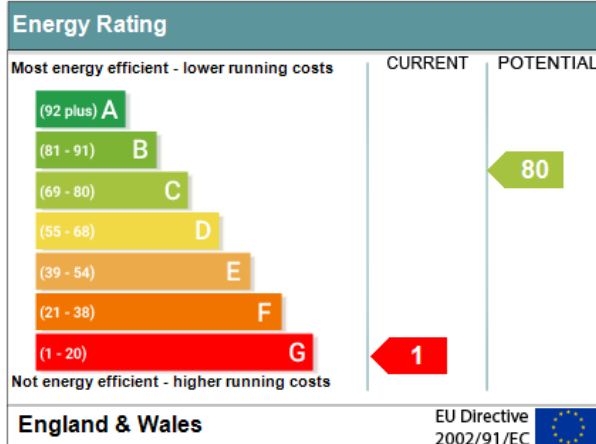
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 22 Felstead Road, ORPINGTON, BR6 9AB  
**RRN:** 5200-0704-0322-5125-3923



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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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