

# THOMAS BROWN

ESTATES



**59 Maxwell Gardens, Orpington, BR6 9QT**

**Asking Price: £430,000**

- 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

**\*\*THIS PROPERTY WOULD SUIT A CASH BUYER DUE TO IT BEING NON-STANDARD CONSTRUCTION\*\*** Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated within walking distance to Orpington Station, High Street and many sought after schools and is being offered to the market with no forward chain with fantastic potential to extend (STPP). The accommodation on offer comprises: entrance hallway, lounge/dining room, modern kitchen/breakfast room and a shower room to the ground floor. To the first floor are three bedrooms and a WC. Externally there is a good size rear garden mainly laid to lawn and a block paved drive to the front. STPP there is fantastic potential to extend across the rear as others have done in the location. Maxwell Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed opaque door to side, vinyl flooring, radiator.

#### LOUNGE/DINER

17' 6" x 9' 11" (5.33m x 3.02m) Three double glazed windows to front, carpet, radiator.

#### KITCHEN

11' 10" x 9' 8" (3.61m x 2.95m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, Bosch fridge/freezer, Bosch washing machine, microwave, two double glazed windows to rear, double glazed door to rear, vinyl flooring, radiator.

#### SHOWER ROOM

Wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Shared double glazed opaque window to side, carpet, radiator.

#### BEDROOM 1

11' 10" x 11' 10" (3.61m x 3.61m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11' 5" x 10' 6" (3.48m x 3.2m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

11' 9" x 6' 3" (3.58m x 1.91m) Built in storage, double glazed window to rear, carpet, radiator.

#### WC

Low level WC, shared double glazed opaque window to side, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

60' 0" (18.29m) Laid to lawn, mature shrubs, side access.

#### OFF STREET PARKING

Block paved drive for two vehicles.

#### DOUBLE GLAZING

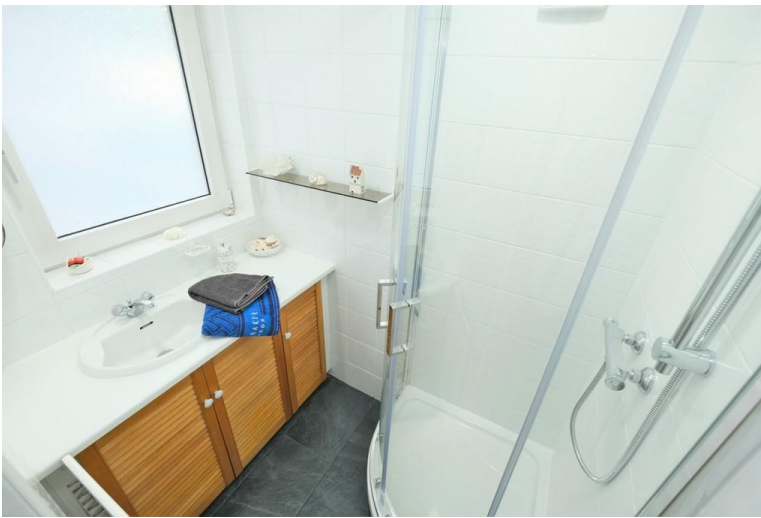
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### NEW HIGH RATED GAS BOILER WITH GAS CERTIFICATE

#### NEW FUSEBOARD WITH ELECTRICAL CERTIFICATE

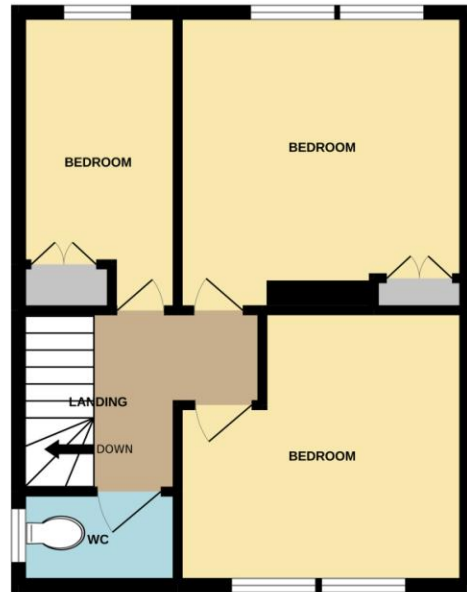
#### REWIRED WITH ELECTRICAL CERTIFICATE



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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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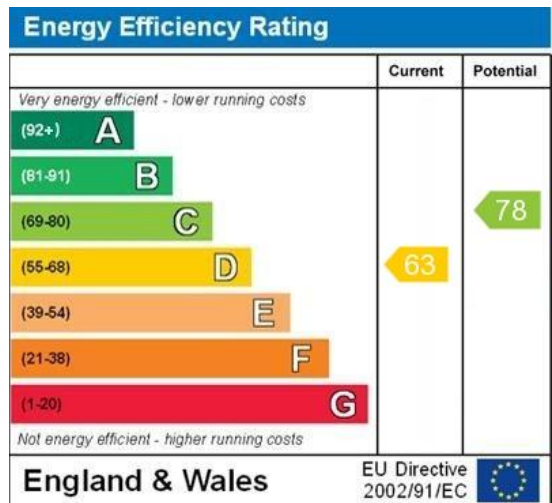


## Other Information:

**Council Tax Band:** A

**Construction:** Non 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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