

THOMAS BROWN

ESTATES



7 Gleeson Drive, Orpington, BR6 9LJ **Asking Price: £635,000**

- 3 Bedroom Semi Detached House
- 2 Reception Rooms & Study
- Potential to Extend (STPP)
- Close to Chelsfield & Orpington Stations & Local Schools





Property Description

An opportunity to purchase this three bedroom semi detached house set within a popular location in South Orpington. The accommodation on offer requires modernisation and comprises: private entrance hallway, lounge, dining room, fitted kitchen and study to the ground floor. To the first floor there is a landing giving access to three bedrooms, a family bathroom and separate WC. Externally, there is a private garden to the rear of the property, a driveway providing off road parking to the front, and a garage - also to the rear. The property has great potential to extend (STPP). Gleeson Drive is within the Warren Road School catchment area and is well located for other local schools, shops and bus routes. The property is also well located for both Chelsfield and Orpington mainline stations. Please call Thomas Brown Estates to arrange your appointment to view.



ENTRANCE HALL

Single glazed door to side, single glazed window to side, carpet, radiator.

LOUNGE

14' 9" x 11' 2" (4.5m x 3.4m) Feature fireplace, single glazed bay window to front, carpet, radiator.

DINING ROOM

15' 3" x 10' 10" (4.65m x 3.3m) Double glazed patio doors to rear, carpet.

STUDY

9' 4" x 7' 5" (2.84m x 2.26m) (measured into bay). Single glazed bay window to front and side, carpet, radiator.



KITCHEN

12' 10" x 8' 0" (3.91m x 2.44m) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer tap, plumbing for washing machine, integrated oven and hob with extractor over, larder cupboard, single glazed window to rear, single glazed door to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Single glazed window to side, carpet.

BEDROOM 1

15' 5" x 13' 3" (4.7m x 4.04m) (measured into bay). Single glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 5" x 10' 0" (4.09m x 3.05m) Single glazed window to rear, carpet, radiator, loft access.



BEDROOM 3

11' 2" x 7' 8" (3.4m x 2.34m) (plus recess 3'3" x 2'7"). Built in storage, single glazed window to side, carpet, radiator.

BATHROOM

Low level WC, panel enclosed bath, wash hand basin, airing cupboard, single glazed window to rear, part tiled walls, vinyl flooring, radiator.

SEPARATE WC

Low level WC, wash hand basin, single glazed window to side, carpet, radiator.



OTHER BENEFITS I INCLUDE:

GARDEN

100' (30.48m) (Approx). Patio area, laid to lawn, overgrown area to rear, shed.

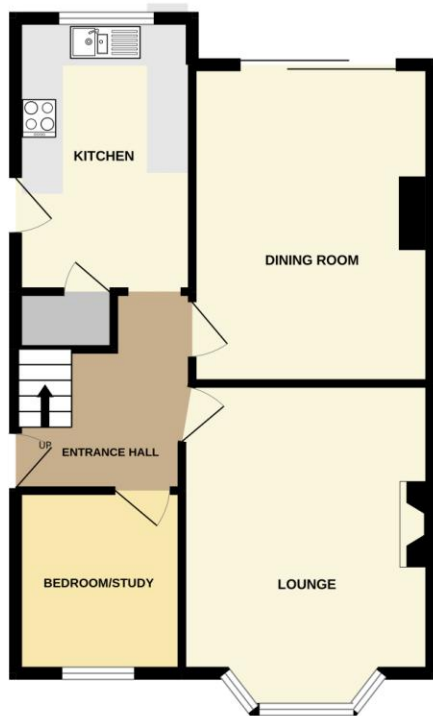
GARAGE

17' 0" x 8' 0" (5.18m x 2.44m) (Approx). Up and over door.

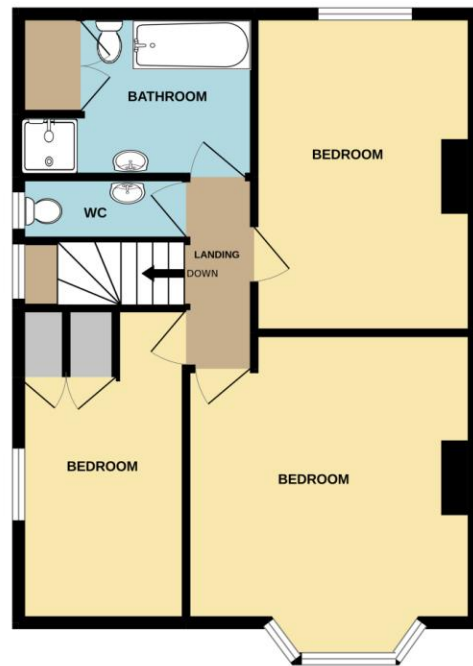
OFF STREET PARKING

CENTRAL HEATING SYSTEM

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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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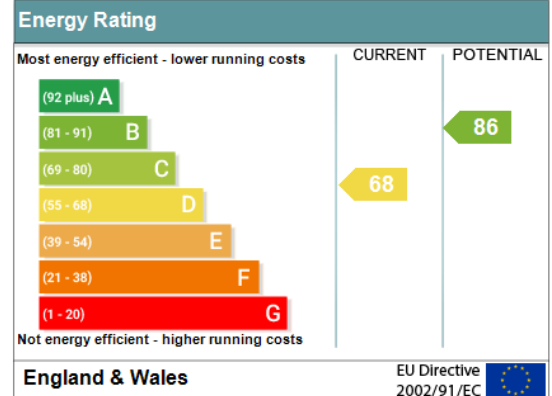
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 7 Gleeson Drive, ORPINGTON, BR6 9LJ
RRN: 0330-2807-0180-2392-1961



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