

# THOMAS BROWN

ESTATES



**27 Wiltshire Road, Orpington, BR6 0EY**

**Asking Price: £617,000**

- 3 Bedroom Detached House
- Very Well Presented, Quiet Location
- Open Plan Kitchen/Dining Room
- Close to Orpington High Street & Station







## Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom detached house situated in a highly convenient location for Orpington High Street and Station yet boasts a wonderfully quiet position close to Broomhill Common and Poverest Park. The accommodation on offer comprises; entrance hallway, lounge, open plan kitchen/dining room and a sun room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a mature rear garden mainly laid to lawn with a driveway in front of the garage accessed via Devonshire Road. Wiltshire Road is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the fantastic location and accommodation on offer.





#### FRONT

Pathway to front door with rest laid to lawn, covered entrance, mature shrubs and flowerbeds.

#### ENTRANCE HALL

Opaque wooden door to front, opaque double glazed window to front, opaque double glazed window to side, under stairs storage, parquet flooring, radiator.

#### LOUNGE

13' 05" x 12' 07" (4.09m x 3.84m) Double glazed bay window to front, parquet flooring, radiator.

#### KITCHEN

11' 04" x 8' 11" (3.45m x 2.72m) Range of matching wall and base units with worktops over, double stainless steel sink and drainer, integrated electric hob, integrated oven, integrated dishwasher, space for undercounter fridge and freezer, door to side, double glazed window to rear, tiled flooring, open plan to Dining Room:

#### DINING ROOM

Double glazed French doors to Sun Room, double glazed windows to Sun Room, parquet flooring, radiator.

#### SUN ROOM

10' 02" x 6' 08" (3.1m x 2.03m) Space for washing machine, door to side, windows to side and rear.

#### STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

#### BEDROOM 1

14' 03" x 11' 08" (4.34m x 3.56m) Double glazed bay window to front, opaque double glazed window to side, carpet, radiator.

#### BEDROOM 2

13' 0" x 11' 04" (3.96m x 3.45m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 06" x 7' 09" (2.59m x 2.36m) Double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, side access, mature flowerbeds.

#### OFF STREET PARKING

Off street parking to rear for two vehicles in front of Garage.

#### GARAGE

Up and over door, door and window to side.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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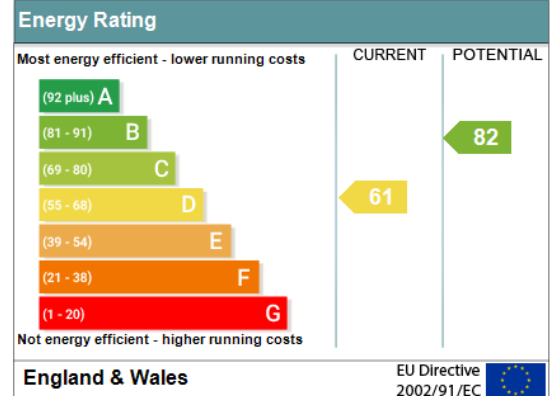
## Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 27 Wiltshire Road, ORPINGTON, BR6 0EY  
RRN: 0217-3020-1201-2492-1204



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