

# THOMAS BROWN

ESTATES

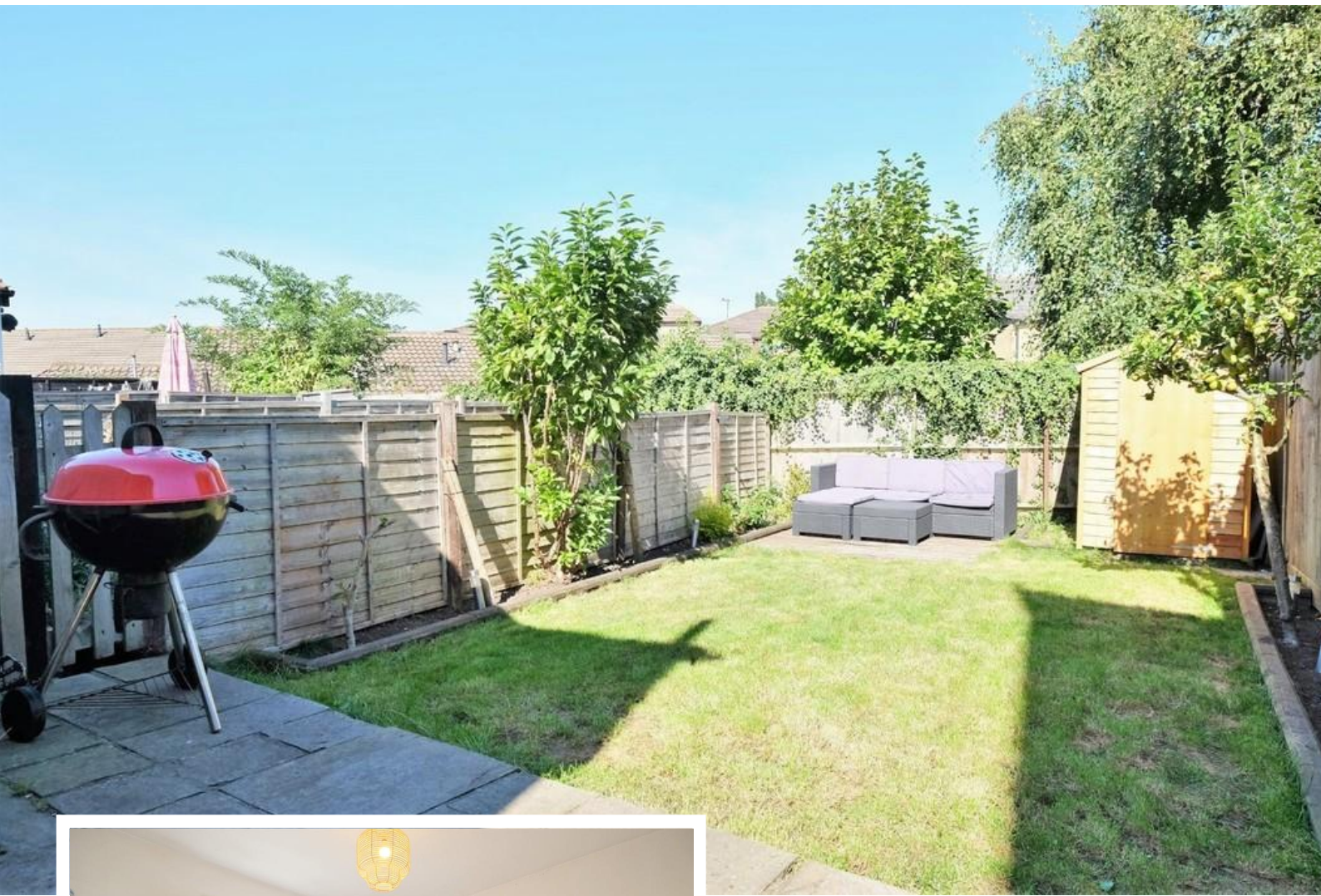


**19 New Road, Orpington, BR6 0DX**

**Asking Price: £400,000**

- 2 Double Bedroom End of Terrace Cottage
- Kitchen Diner, Luxury Shower Room
- No Forward Chain
- Close to Orpington High Street & Station





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom end of terrace Victorian cottage, situated in a quiet no through road, being offered to the market with no forward chain boasting Broomhill Common, Orpington High Street and Station within walking distance. The very well presented accommodation on offer comprises: lounge, kitchen/diner and a luxury shower room to the ground floor. To the first floor are two equal size double bedrooms. Externally there is a well kept garden to the rear (one of the larger gardens in the road) and on street parking to the front. New Road is well located for Orpington mainline station, Orpington High Street, bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of specification and location on offer.



#### FRONT

Low maintenance, on road parking.

#### LOUNGE

11' 01" x 11' 01" (3.38m x 3.38m) Double glazed composite door to front, double glazed window with shutters to front, engineered wood flooring, radiator.

#### KITCHEN/DINER

11' 01" x 10' 07" (3.38m x 3.23m) Range of matching wall and base units with solid wood worktops over, ceramic butler sink, space for Range style cooker with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, under stairs storage cupboard, tiled splashback, double glazed window to rear, tiled flooring.



#### LOBBY

Double glazed opaque door to side, tiled flooring.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower cubicle with Rainforest style head and attachment, Velux window, vaulted ceiling, tiled walls, tiled flooring, heated towel rail.

#### INNER HALL/STAIRS & LANDING

Carpet, covered radiator.

#### BEDROOM 1

11' 01" x 11' 0" (3.38m x 3.35m) Feature fireplace, fitted wardrobes, double glazed window with shutters to front, carpet, covered radiator.



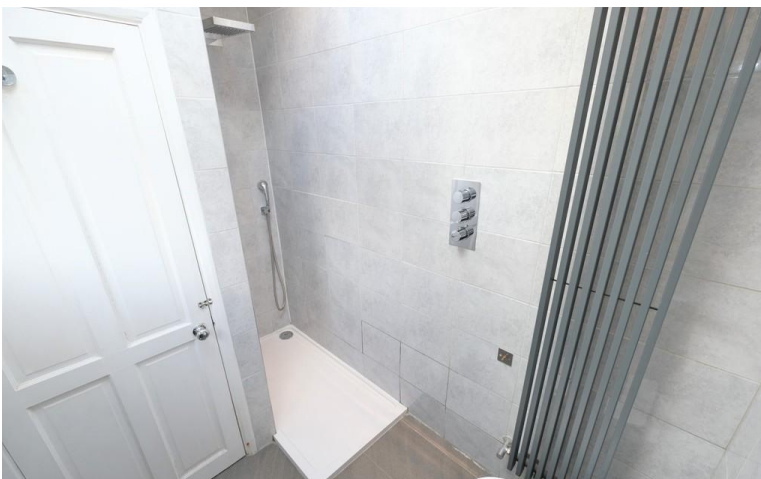
#### BEDROOM 2

11' 01" x 10' 09" (3.38m x 3.28m) Feature fireplace, built in wardrobe, double glazed window with shutters to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

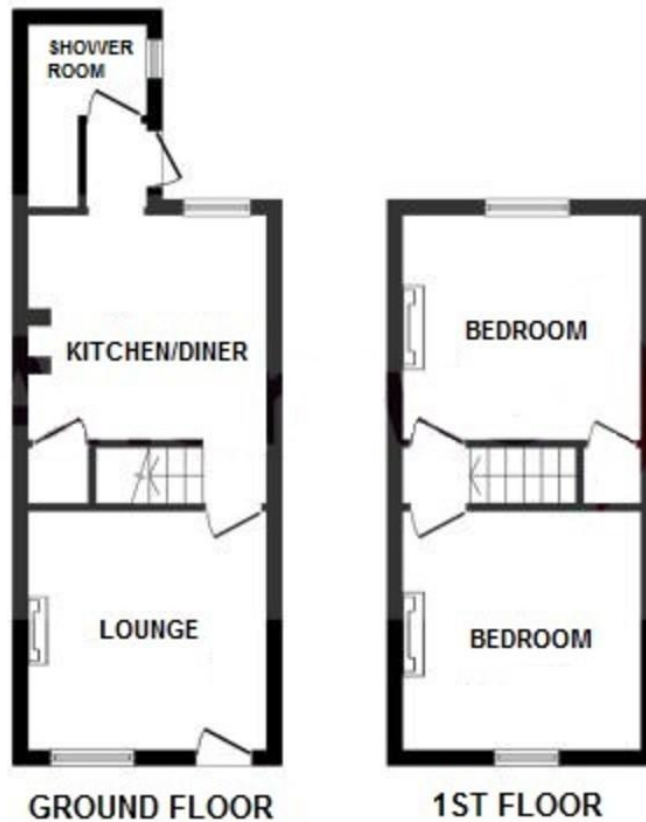
40' 0" x 15' 04" (12.19m x 4.67m) Patio area with rest laid to lawn, side access, flowerbeds.



#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



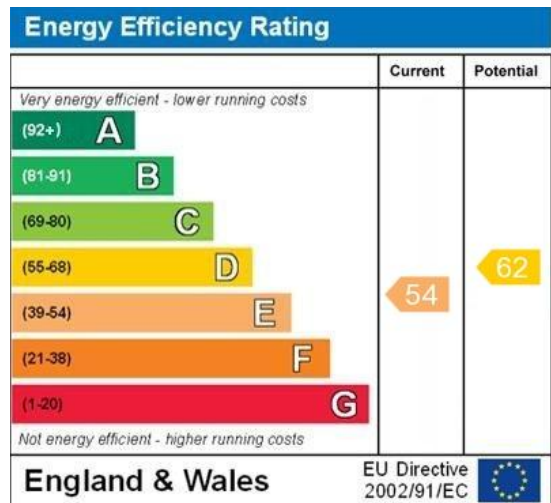
Total floor area 56.0 sq. m. (603 sq. ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**Other Information:**

**Council Tax Band:** C

**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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