

THOMAS BROWN

ESTATES



82 Maxwell Gardens, Orpington, BR6 9QU **Asking Price: £528,000**

- 3 Bedroom Semi-Detached House
- No Forward Chain
- Fantastic Potential to Extend (STPP)
- Walking Distance to Orpington Station





Property Description

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, dual aspect lounge/dining room, and a kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn, garage and a front garden with a drive. STPP there is fantastic potential to extend across the rear and/or into the loft space, create a larger drive to the front and open the kitchen into the dining room 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.



FRONT

Driveway with rest laid to lawn, access to Garage, mature shrubs and flowerbeds.

ENTRANCE HALL

Opaque double glazed door to front, double glazed window to side, carpet, radiator.

LOUNGE/DINER

22' 10" x 11' 06" (6.96m x 3.51m) (measured at maximum) Double glazed French door to rear, double glazed window to front, carpet, two radiators.

KITCHEN

9' 09" x 8' 0" (2.97m x 2.44m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, opaque double glazed door to rear, double glazed window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12' 07" x 11' 07" (3.84m x 3.53m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 9' 10" (3.53m x 3m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 01" x 7' 10" (2.46m x 2.39m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath and shower attachment, double glazed opaque window to rear, part tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn, side access.

GARAGE

Up and over door.

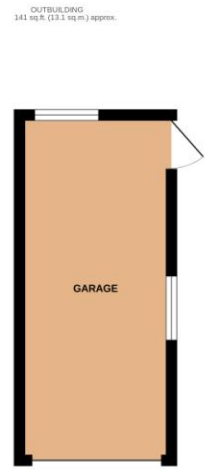
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





TOTAL FLOOR AREA: 936 sq.ft. (86.9 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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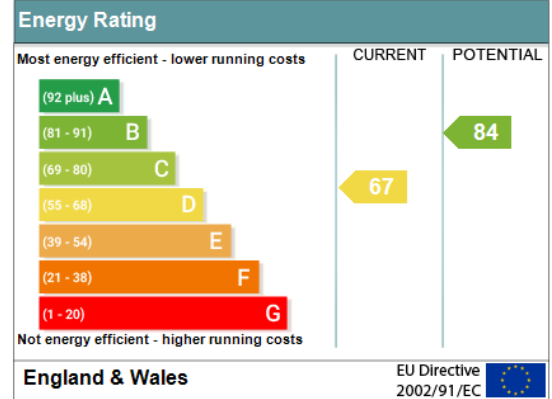
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 82 Maxwell Gardens, ORPINGTON, BR6 9QU
RRN: 9350-2703-1290-2192-1261



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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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