

# THOMAS BROWN

ESTATES

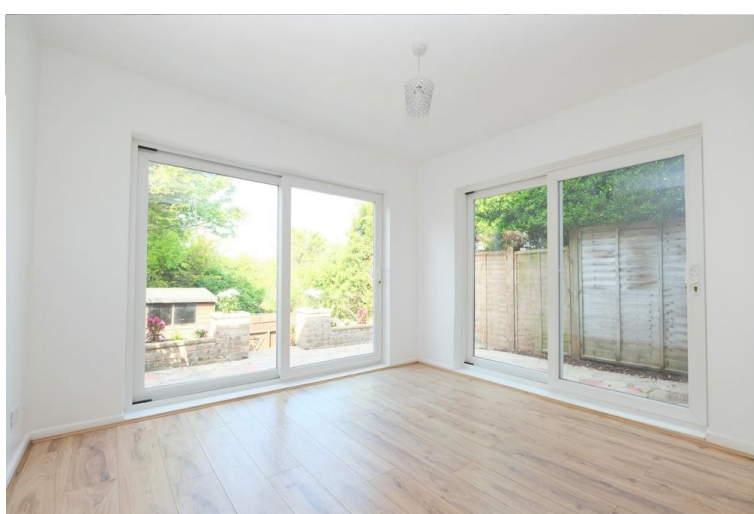
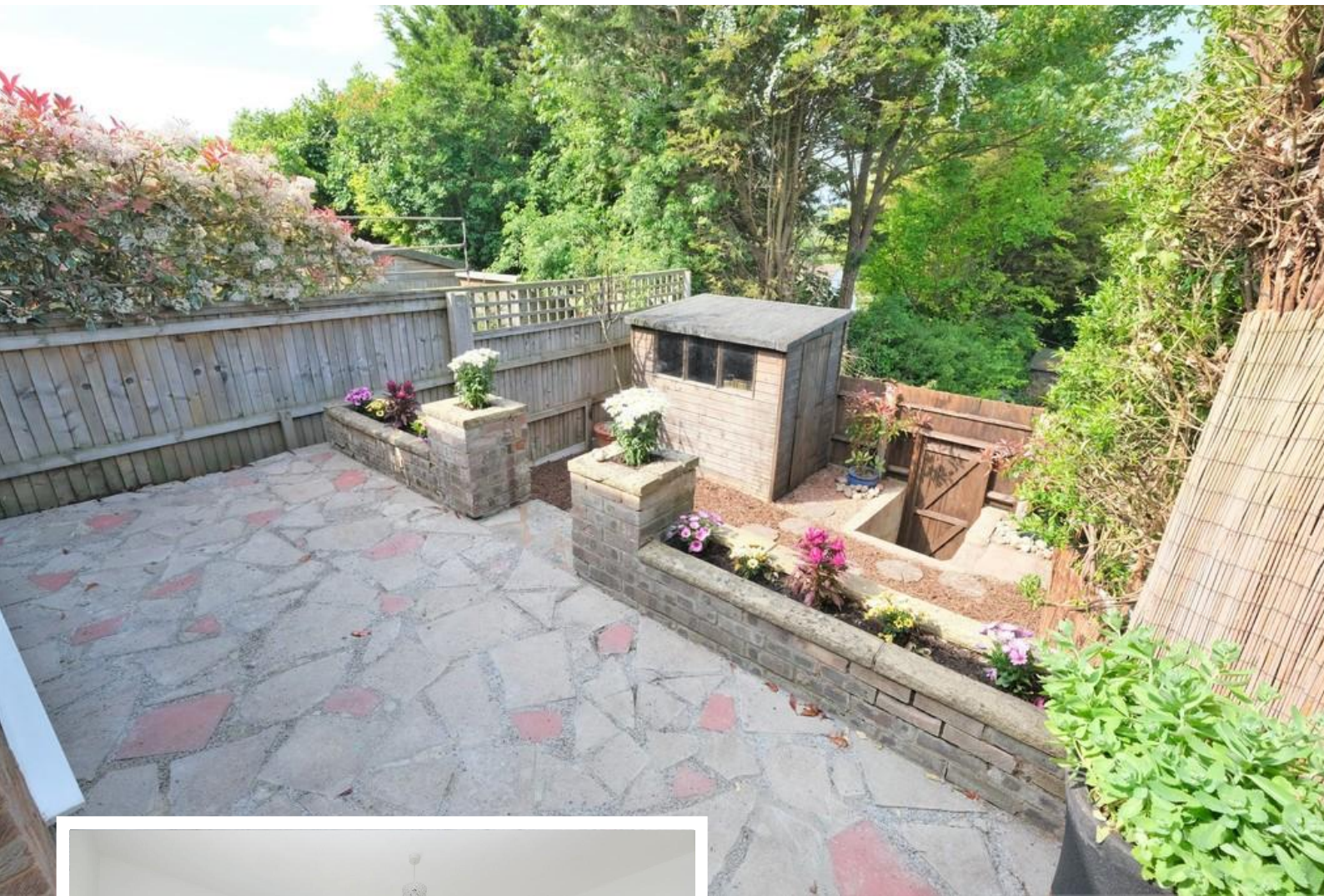


## 38 Pinchbeck Road, Orpington, BR6 6DR **Asking Price: £440,000**

- 3 Bedroom Mid Terrace House
- No Forward Chain
- Rear Extended, Deceptively Spacious
- Close to Chelsfield Station & Glentrammon Park







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, rear extended three bedroom terrace property situated towards the end of a quiet close, being offered to the market with no forward chain and boasting close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance porch and hallway, fitted kitchen/breakfast room, open plan lounge/diner and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a tiered rear garden, driveway to the front and an integral garage. The property does require modernisation and this has been reflected in the asking price. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.





**FRONT**  
Driveway.

**ENTRANCE PORCH**  
Double glazed door to front, double glazed window to front, tiled flooring.

**LOUNGE**  
17' 10" x 16' 11" (5.44m x 5.16m) Open plan to Dining Room, double glazed window to rear, laminate flooring, two radiators.

**DINING ROOM**  
10' 08" x 9' 07" (3.25m x 2.92m) Double glazed sliding doors to side and rear, laminate flooring.

**KITCHEN/BREAKFAST ROOM**  
12' 05" x 9' 08" (3.78m x 2.95m) Range of matching wall and base units with worktops over, one and a half sink and drainer, extractor hood, integrated dishwasher, space for cooker, space for fridge/freezer, tiled splashback, double glazed window to front, tiled flooring, radiator.

**CLOAKROOM**  
Low level WC, wash hand basin, opaque double glazed window to side, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING**  
Airing cupboard, carpet.

**BEDROOM 1**  
11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front, carpet, radiator.

**BEDROOM 2**  
9' 09" x 8' 02" (2.97m x 2.49m) (measured to front of wardrobes) Double glazed window to rear, carpet, radiator.

**BEDROOM 3**  
9' 08" x 7' 03" (2.95m x 2.21m) Double glazed window to rear, carpet, radiator.

**BATHROOM**  
Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to front, tiled walls, vinyl flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**GARDEN**  
35' 0" (10.67m) (measured at maximum) Low maintenance patio area, tiered, gravel area, shed.

**INTEGRAL GARAGE**  
19' 0" x 7' 08" (5.79m x 2.34m) Up and over door to front, space for washing machine, space for dryer, power and light.

**OFF STREET PARKING**

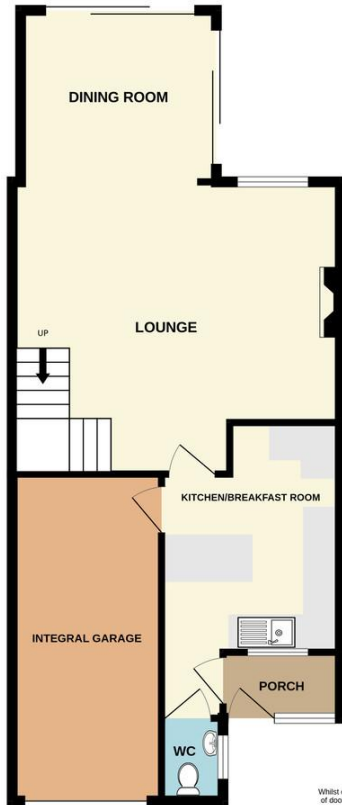
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

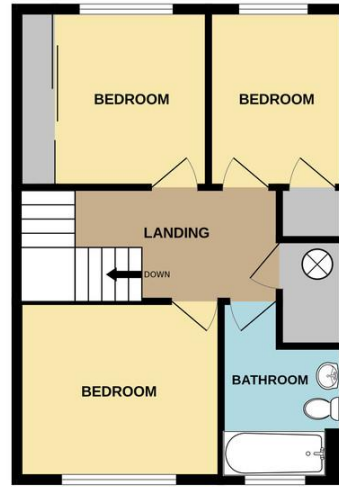
**NO FORWARD CHAIN**



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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.  
Made with Metropix ©2023

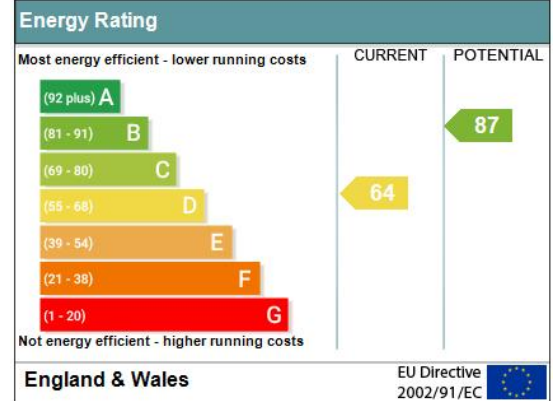
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

Address: 38 Pinchbeck Road, ORPINGTON, BR6 6DR  
RRN: 7500-1356-0722-0227-3773



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES