

THOMAS BROWN

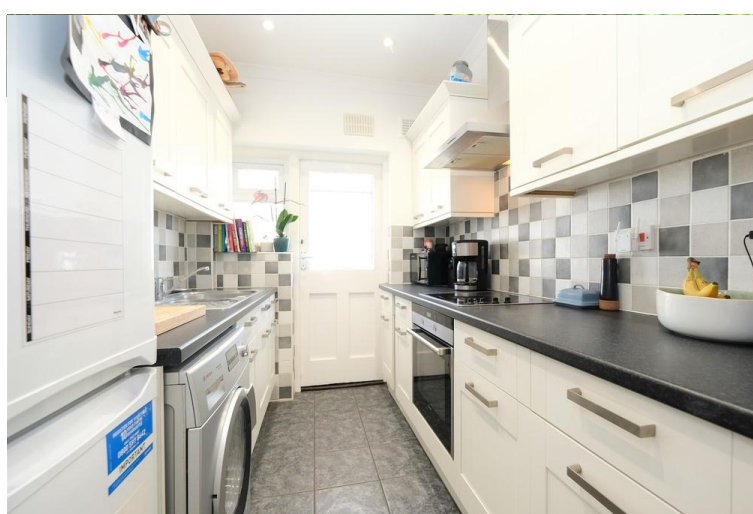
ESTATES



14 Sevenoaks Road, Orpington, BR6 9JJ Asking Price: **£425,000**

- Three Bedroom First Floor Maisonette
- Off Street Parking for Two Vehicles
- Private Garden
- Share of Freehold





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, very well presented three bedroom first floor maisonette situated in a prime location in South Orpington, boasting parking for two vehicles and a private garden. The property is within a five minute walk to Orpington Station and moments from Orpington High Street, a location rarely found for a property of this type. The accommodation comprises; communal entrance hall, private entrance hall with stairs to the first floor, three bedrooms, lounge/dining room, modern fitted kitchen and a family bathroom with separate bath and shower cubicle. Externally the property has a good size private garden to the rear perfect for entertaining and alfresco dining and off street parking to the side for two vehicles. Please note the property also has its own private access directly from the rear garden and is Share of Freehold. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and quality of location on offer.



COMMUNAL HALL

Wooden door to front, opaque window to front, carpet.

ENTRANCE HALL & LANDING

Wooden door to front, loft hatch, stairs, carpet, radiator.

LOUNGE/DINER

14' 1" x 11' 9" (4.29m x 3.58m) Fireplace, double glazed bay window to front, two windows to side, carpet, radiator.

KITCHEN

8' 2" x 6' 8" (2.49m x 2.03m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashbacks, door and window to covered staircase to garden, tiled flooring.

BEDROOM 1

12' 0" x 11' 6" (3.66m x 3.51m) (measured at maximum) Double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 10" x 8' 11" (4.22m x 2.72m) Double glazed bay window to side, carpet, radiator.

BEDROOM 3

9' 11" x 5' 11" (3.02m x 1.8m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, linen cupboard, two double glazed opaque windows to side, tiled walls, tiled flooring, radiator.

STAIRS TO GARDEN

Covered, double glazed windows to side.

OTHER BENEFITS I INCLUDE:

PRIVATE REAR GARDEN

45' 0" x 35' 0" (13.72m x 10.67m) Laid to lawn, mature shrubs, side access.

EXTERNAL

Path to communal door, direct access to garden, private staircase to kitchen from garden.

OFF STREET PARKING

Driveway to side for two vehicles.

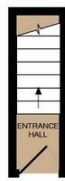
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

SHARE OF FREEHOLD

980 Years remaining on lease - as advised by vendor.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 39 SQ.FT.
(3.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 770 SQ.FT.
(71.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

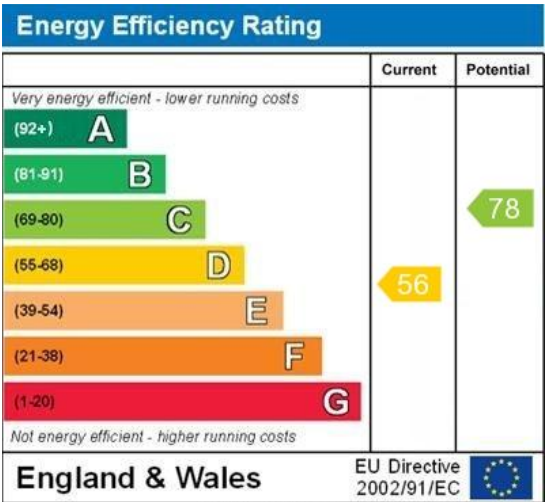
Council Tax Band: C

Construction: Standard

Tenure: Share of Freehold

980 Years remaining on lease - as advised by vendor.

No Service Charge. Ground Rent 1pence per annum – as advised by vendor.



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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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