

# THOMAS BROWN

ESTATES



**79 High Street, Orpington, BR6 0JF**

**Asking Price: £510,000**

- 3 Double Bedroom, 3 Bathroom Townhouse
- Off Street Parking, Courtyard Style Garden
- Deceptively Spacious (1390 sqft)
- High Street Location





## Property Description

Thomas Brown Estates are delighted to market this deceptively spacious three double bedroom, three bathroom townhouse situated in the most central of locations on Orpington High Street, boasting parking to the rear and 1390 sqft of accommodation. This must view property comprises: entrance hall, kitchen/breakfast room, 21'11 lounge with direct access to the rear garden and a WC to the ground floor. To the first floor is the impressive master suite (22'x13'5) with walk in wardrobe and ensuite bathroom, a further double bedroom and the family bathroom. To the second floor is a large double bedroom with ensuite shower room. Externally there is an allocated parking space to the rear and a court yard style garden. High Street is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the central location and floor space on offer.



#### ENTRANCE HALL

Door to front, under stairs storage, solid wood flooring, radiator.

#### LOUNGE/DINING ROOM

21' 11" x 13' 09" (6.68m x 4.19m) Fireplace, double glazed French doors to rear, double glazed window to rear, solid wood flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

11' 08" x 9' 08" (3.56m x 2.95m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window with additional glazing to front, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to front, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

#### MASTER SUITE

22' 0" x 13' 08" (6.71m x 4.17m)

#### BEDROOM 1

15' 03" x 13' 08" (4.65m x 4.17m) Double glazed window to rear, carpet, radiator.

#### WALK-IN WARDROBE

6' 03" x 5' 10" (1.91m x 1.78m) Carpet.

#### EN-SUITE

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to rear, tiled flooring, radiator.

#### BEDROOM 3

11' 09" x 9' 09" (3.58m x 2.97m) (measured at maximum) Double glazed window with additional glazing to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, airing cupboard, opaque double glazed window to front, tiled flooring.

#### STAIRS TO SECOND FLOOR LANDING

Access to eaves storage, carpet, radiator.

#### BEDROOM 2

14' 11" x 14' 11" (4.55m x 4.55m) (measured at maximum) Velux style window to rear, double glazed window with additional glazing to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, double shower, Velux style window to rear, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

17' 11" x 11' 08" (5.46m x 3.56m) (measurement not including shed) Courtyard style, rear access.

#### SHED

9' 0" x 4' 04" (2.74m x 1.32m) Side and rear access.

#### OFF STREET PARKING

Parking space to rear.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.

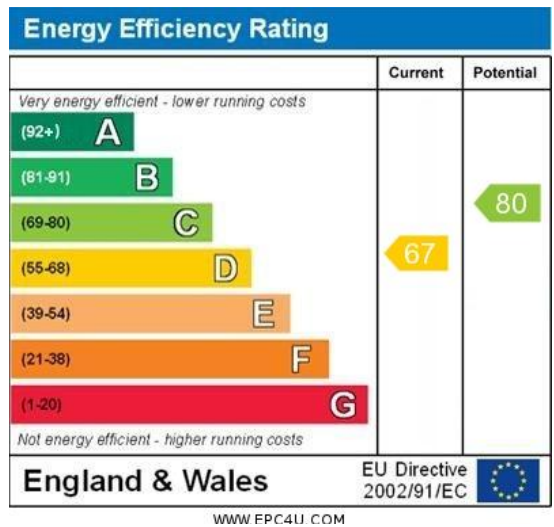
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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:** D

**Construction:** Standard

**Tenure:** Freehold



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