

THOMAS BROWN

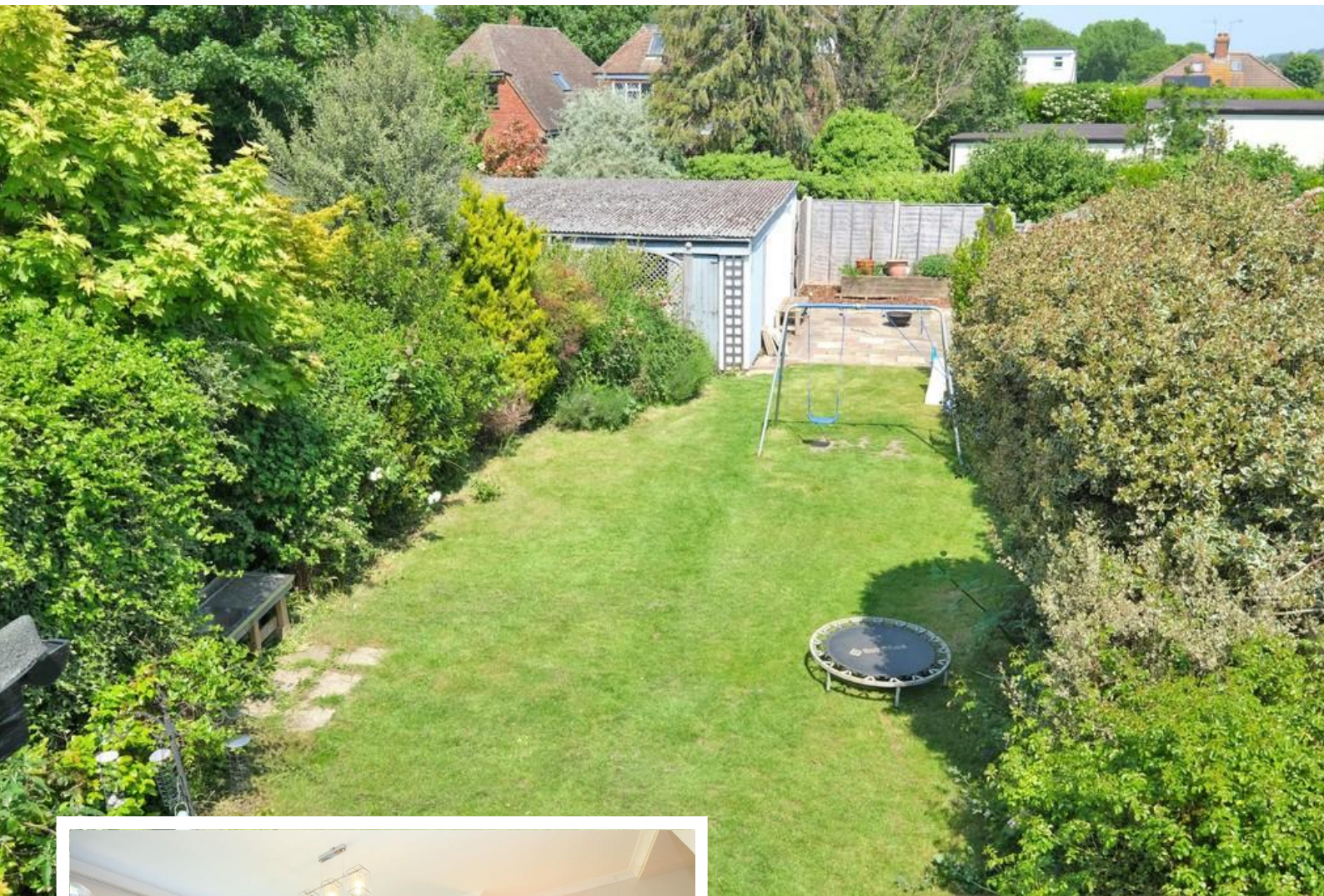
ESTATES



18 Bark Hart Road, Orpington, BR6 0QD **Guide: £600,000-£625,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Modern Fitted Kitchen, Extended
- Very Well Presented
- Short Walk of Orpington High Street





Property Description

****GUIDE £600-625,000**** Thomas Brown Estates are delighted to offer this very well presented four bedroom two bathroom semi detached chalet property located on a popular road in BR6 within a short walk of Orpington High Street, Priory Gardens and Goddington Park. The accommodation on offer comprises: entrance hallway, lounge, dining room with direct access to the rear garden, modern fitted kitchen, shower room and bedroom four to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally, there is a well-kept garden to the rear aspect of the property mainly laid to lawn with a patio area perfect for alfresco dining, garage to the rear and off street parking to the front for two vehicles. Bark Hart Road is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and central yet quiet location on offer.



FRONT
Driveway for two vehicles.

ENTRANCE HALL
Double glazed door to side, storage cupboard, carpet, radiator.

LOUNGE
14' 03" x 11' 03" (4.34m x 3.43m) Feature fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN
11' 08" x 7' 0" (3.56m x 2.13m) Range of matching wall and base units with solid wood worktops over, one and a half stainless steel sink and drainer, integrated electric hob, integrated oven, integrated dishwasher, space for American fridge/freezer, space for washing machine, double glazed door to side, double glazed window to rear, solid wood flooring, radiator.



DINING ROOM
16' 07" x 11' 03" (5.05m x 3.43m) Feature fireplace, double glazed French doors to rear, carpet, radiator.

BEDROOM 4
8' 06" x 7' 02" (2.59m x 2.18m) Double glazed window to front, carpet, radiator.

SHOWER ROOM
Low level WC, wash hand basin, shower, opaque double glazed window to side, tile effect flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING
Carpet.

BEDROOM 1
14' 10" x 12' 0" (4.52m x 3.66m) Double glazed bay window to front, carpet, radiator.



BEDROOM 2
16' 01" x 10' 10" (4.9m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3
9' 03" x 6' 04" (2.82m x 1.93m) Double glazed window to side, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath with shower attachment, double glazed windows to side and rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
80' 0" (24.38m) Patio area with rest laid to lawn, mature shrubs.

GARAGE
Rear vehicular access, up and over door.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Ground Floor



1st Floor



TOTAL FLOOR AREA 1313 SQ FT (122 SQ M) (APPROX.)

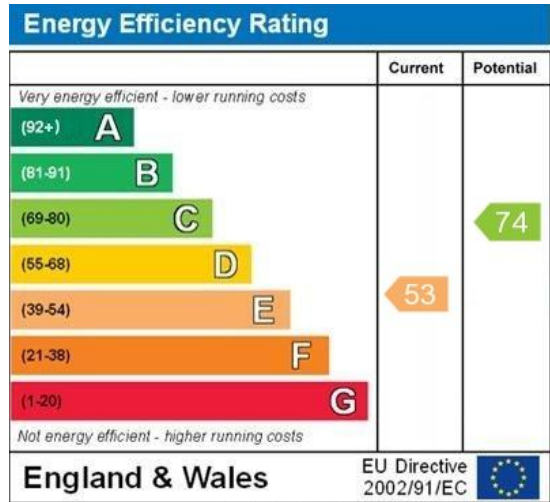
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Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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