

# THOMAS BROWN

ESTATES



**21 New Road, Orpington, BR6 0DX**

**Fixed Price: £499,000**

- 3 Bedroom Rear Extended End of Terrace House • Very Well Presented, No Forward Chain
- Deceptively Spacious, 26'01 Kitchen/Diner • Well Located for Orpington High Street & Station





## Property Description

Thomas Brown Estates are delighted to offer this must view, very well presented and deceptively spacious three bedroom rear extended property boasting a 26'01 kitchen/diner, parking to the side and situated in a highly convenient location for Orpington High Street and Station yet boasts a wonderfully quiet position close to Broomhill Common. The accommodation on offer comprises; entrance hallway, fantastic kitchen/diner that is open plan to the lounge with feature vaulted ceiling and bi-fold doors to the rear garden and utility cupboard to the ground floor. To the first floor are two bedrooms and the executive family bathroom with the master bedroom located on the second floor. Externally, there is a low maintenance rear garden perfect for alfresco dining and entertaining and parking to the side as well as on road parking to the front. New Road is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the fantastic location, floor space and specification on offer.



#### FRONT

Low maintenance garden.

#### ENTRANCE HALL

Opaque door to front, under stairs storage cupboard, tiled flooring, radiator.

#### KITCHEN/DINER

26' 01" x 13' 09" (7.95m x 4.19m) (measured at maximum) Schmidt designed and installed kitchen with range of matching wall and base units with quartz work tops over, sink, integrated 5 ring gas and 2 ring electric hob with extractor over, integrated oven, integrated fridge/freezer, integrated microwave, integrated dishwasher, central island with breakfast bar, double glazed window to front, tiled flooring, two radiators, open plan to lounge:

#### LOUNGE

13' 02" x 8' 10" (4.01m x 2.69m) Vaulted ceiling, bi-fold doors to rear, Velux window, tiled flooring, radiator.

#### UTILITY CUPBOARD

Opaque double glazed window to side, sink, space for washing machine, plumbing for WC, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

#### BEDROOM 2

11' 07" x 8' 11" (3.53m x 2.72m) (not including wardrobes) Fitted wardrobes, two double glazed windows to rear, carpet, radiator.

#### BEDROOM 3

13' 09" x 8' 05" (4.19m x 2.57m) (measured at maximum) Two double glazed windows to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, tiled walls, tiled flooring, under floor heating, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Opaque double glazed window to side, carpet.

#### BEDROOM 1

13' 09" x 12' 05" (4.19m x 3.78m) (measured at maximum) (not including wardrobes) Fitted wardrobes, two Velux windows, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

26' 05" x 18' 09" (8.05m x 5.72m) Low maintenance, side access, access to parking.

#### GARDEN 2/ADDITIONAL PARKING SPACE

13' 4" x 10' 0" (4.07m x 3.06m) Paved area.

#### OFF STREET PARKING

Access to side, parking space to front.

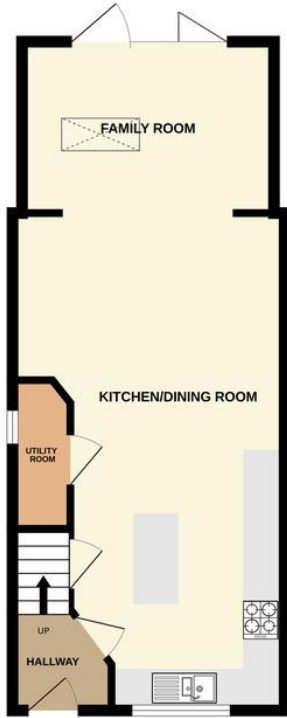
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

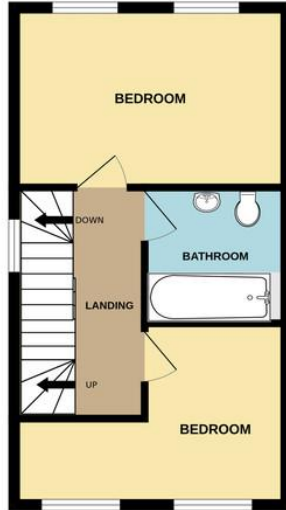
#### NO FORWARD CHAIN



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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



## Other Information:

**Council Tax Band:** C

**Construction:** Standard

**Tenure:** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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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

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