

THOMAS BROWN

ESTATES



8 Pitt Road, Orpington, BR6 7EB

Asking Price: £400,000

- 2 Double Bedroom End of Terrace House
- Well Presented, Modern Fitted Kitchen
- No Forward Chain
- Sought After Farnborough Village





Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom end of terrace Victorian house, situated in the ever sought after Farnborough Village boasting close proximity to Farnborough Primary School, Tubbenden Primary School and Darrick Wood Schools. The accommodation is being offered to the market with no forward chain and comprises; lounge, dining room, modern fitted kitchen, small conservatory and bathroom to the ground floor. To the first floor are two double bedrooms. Externally there is a well kept courtyard style garden perfect for alfresco dining and entertaining and on street parking to the front. Pitt Road is well located for local shops, stations and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



FRONT

Low maintenance front garden, on road parking.

LOUNGE

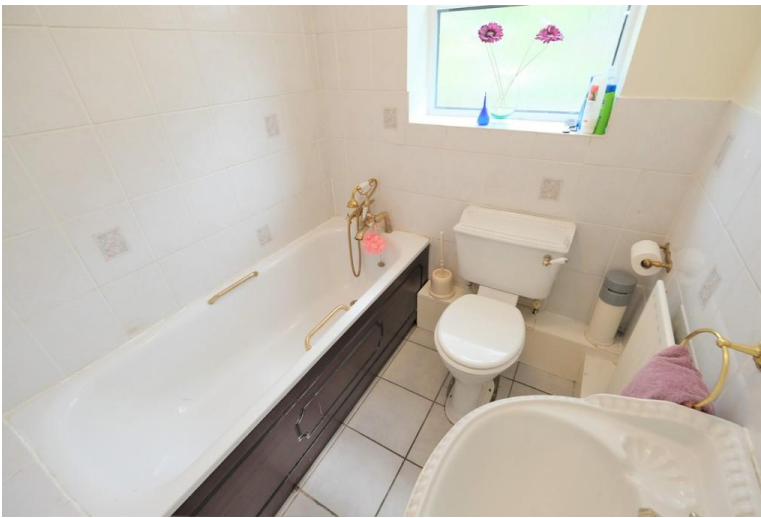
11' 10" x 11' 02" (3.61m x 3.4m) Door to front, window to front, open fireplace, laminate flooring, radiator.

DINING ROOM

13' 0" x 11' 02" (3.96m x 3.4m) Double glazed window to side, carpet, radiator.

KITCHEN

11' 01" x 10' 11" (3.38m x 3.33m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink, integrated electric hob with extractor over, integrated double oven, integrated fridge/freezer, integrated washing machine, door to lean-to, window to lean-to, tiled flooring.



SMALL CONSERVATORY

10' 06" x 4' 05" (3.2m x 1.35m) Double glazed door to rear, double glazed window to rear, tile effect flooring.

BATHROOM

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



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 09" x 11' 02" (3.58m x 3.4m) Built in wardrobe, window to front, carpet, radiator.

BEDROOM 2

11' 02" x 9' 09" (3.4m x 2.97m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

44' 0" x 14' 06" (13.41m x 4.42m) Courtyard style, decked area, patio area, summerhouse, side access, mature flowerbeds.

CENTRAL HEATING SYSTEM

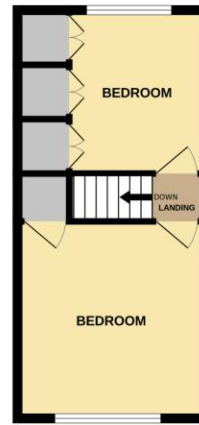
NO FORWARD CHAIN



GROUND FLOOR
465 sq ft. (43.2 sq.m.) approx.



1ST FLOOR
276 sq ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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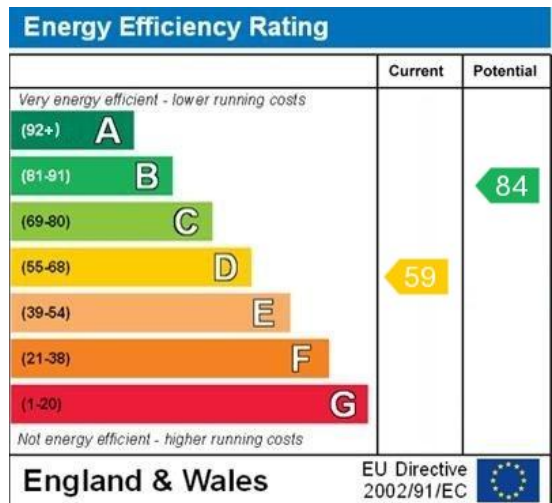


Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold



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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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