

THOMAS BROWN

ESTATES

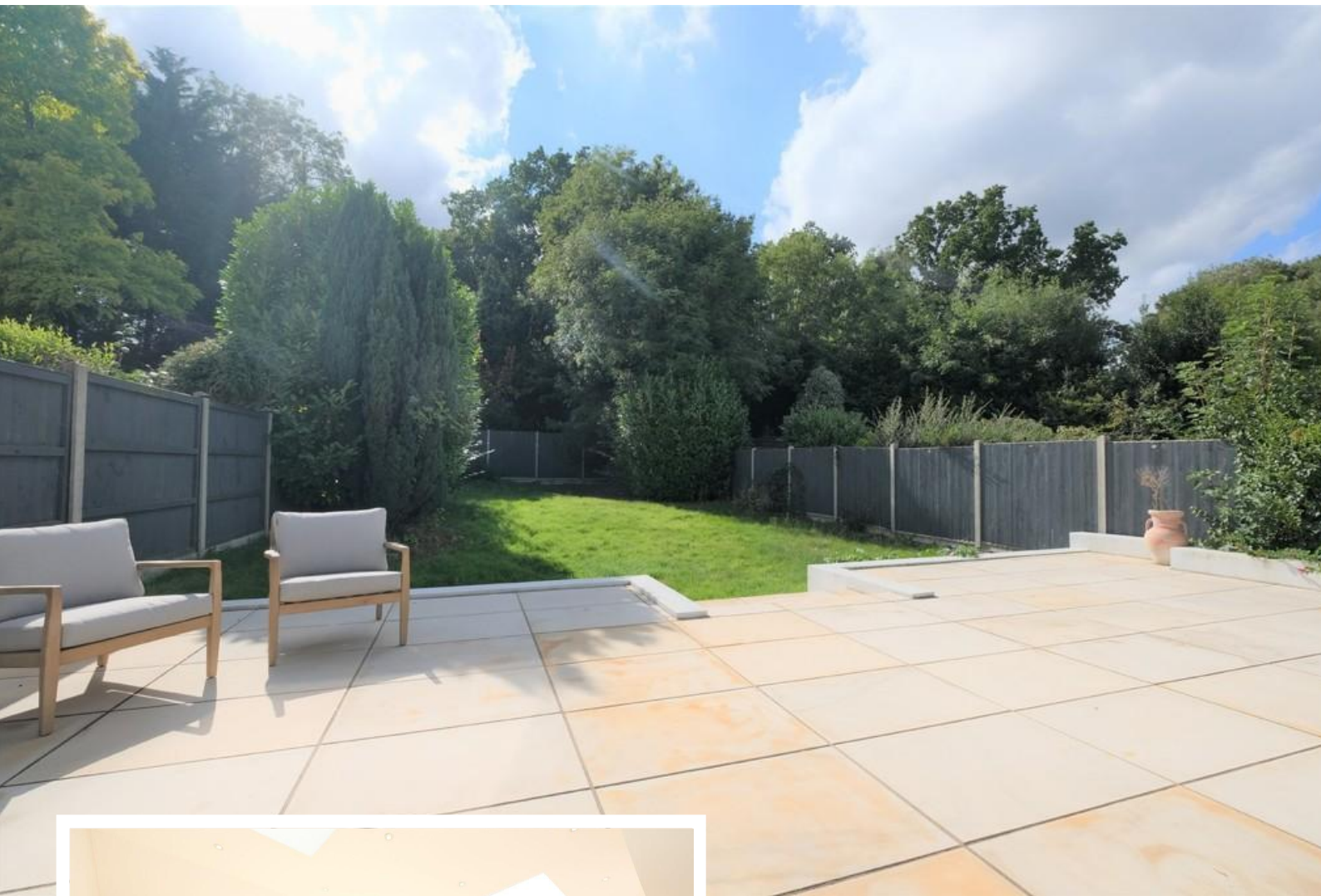


39 Hillview Road, Orpington, BR6 0SE

Offers IEO: £800,000

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STPP)
- No Forward Chain, Sought After Location
- Fantastic 26'7x17'10 Kitchen/Living Space





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended three bedroom semi-detached property being offered to the market with no forward chain, boasting a fantastic 26'7x17'10 kitchen/living space and situated on a prime road in the ever sought after 'Knoll' location in Orpington. Ideal for the London bound commuter with Orpington Station and High Street a few minutes walk away the accommodation on offer comprises; entrance hallway, lounge, utility room, WC and a kitchen/living room finished to a high specification with feature central island/breakfast bar and sliding doors leading onto the spacious patio. To the first floor are three bedrooms, family bathroom and separate WC. Externally there is a 75' rear garden mainly laid to lawn and a large patio area perfect for entertaining and alfresco dining, garage to the side and parking for numerous vehicles to the front. STPP there is potential to extend to the side and/or into the loft space as many have done in the local area. Hillview 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 location and specification on offer.



ENTRANCE HALL

Composite door to front, understairs storage, laminate flooring, radiator.

LOUNGE

12'5" x 11'11" (3.78m x 3.63m) Double glazed window to front, carpet, radiator.

KITCHEN/LIVING SPACE

26'7" x 17'10" (8.1m x 5.44m) Range of matching wall and base units with quartz worktops over, double sink with quooker tap (boiling water tap and cold water filtration), integrated induction hob with extractor, integrated double oven, integrated microwave oven, integrated dishwasher, integrated tower fridge, integrated tower freezer, central island and breakfast bar, larder style cupboard, double glazed window to side, feature dual slide back doors with ultra slim frames and fitted electric blinds, two sky lights, laminate flooring, two radiators. Premium fitted appliances such as Neff and Bosch.



UTILITY ROOM

10'10" x 5'1" (3.3m x 1.55m) Range of matching wall and base units with quartz worktops over, sink with mixer tap, space for washing machine, space for tumble dryer, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12'7" x 12'5" (3.84m x 3.78m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

14'1" x 10'9" (4.29m x 3.28m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9'1" x 7'10" (2.77m x 2.39m) Double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed opaque window to front, part tiled walls, vinyl flooring, radiator.

SEPARATE WC

Double glazed opaque window to side, part tiled walls, laminate flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

75'0" x 33'0" (22.86m x 10.06m) Large patio area with rest laid to lawn, side access.

GARAGE

Up and over door to front.

OFF STREET PARKING

Block paved drive for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

RECENTLY INSTALLED COMBI BOILER

NEW ROOF 2023

ALARM SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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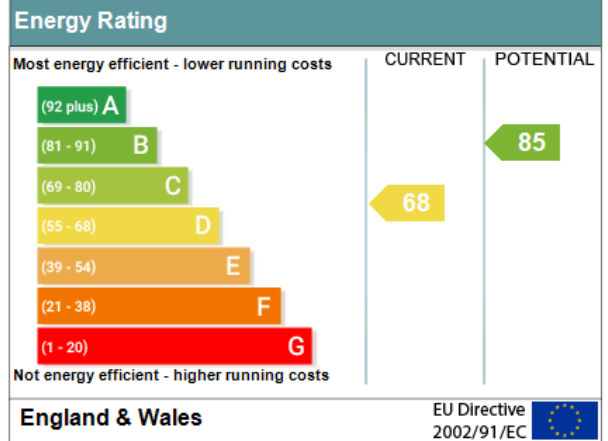
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 39 Hillview Road, ORPINGTON, BR6 0SE
RRN: 5900-3989-0822-8204-3173



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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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