

THOMAS BROWN

ESTATES



34 Elmcroft Road, Orpington, BR6 0HY

Offers IEO: £400,000

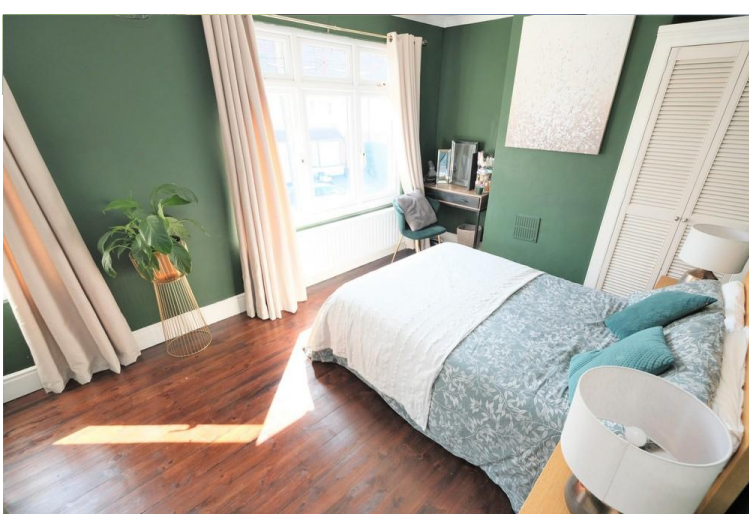
- 2 Double Bedroom Extended Mid Terrace House
- 24'2 Dual Aspect Lounge/Diner, 24'4 Modern Fitted Kitchen
- Well Located for Local Amenities
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended two double bedroom mid terrace Victorian property boasting a 24'2 dual aspect lounge/dining room, 24'4 modern fitted kitchen and is situated in a very convenient location for Orpington High Street and Station. The property comprises; entrance hall, dual aspect lounge/dining room with direct access to the rear garden and the extended modern fitted kitchen to the ground floor. To the first floor there is a landing giving access to two double bedrooms and the family bathroom. Externally there is a low maintenance garden to the rear aspect of the property, perfect for entertaining and alfresco dining and on road parking to the front. Elmcroft Road is very well located for Orpington High Street, Orpington mainline station, local schools, parks and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE HALL

Double glazed composite door to front, understairs storage cupboard, vinyl flooring, radiator.

LOUNGE/DINER

24' 2" x 10' 2" (7.37m x 3.1m) Double glazed bay window to front, double glazed French doors to rear, carpet and laminate flooring, radiator.

KITCHEN

24' 4" x 6' 11" (7.42m x 2.11m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated gas hob with extractor over, integrated washing machine, integrated fridge/freezer, integrated dishwasher, tiled splashback, space for table and chairs, double glazed window and double glazed opaque window to side, double glazed opaque door to rear, tiled vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

15' 10" x 10' 0" (4.83m x 3.05m) Two double glazed windows to front, exposed floorboards, radiator.



BEDROOM 2

11' 9" x 9' 8" (3.58m x 2.95m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

Patio area with rest laid to lawn, mature flowerbeds.

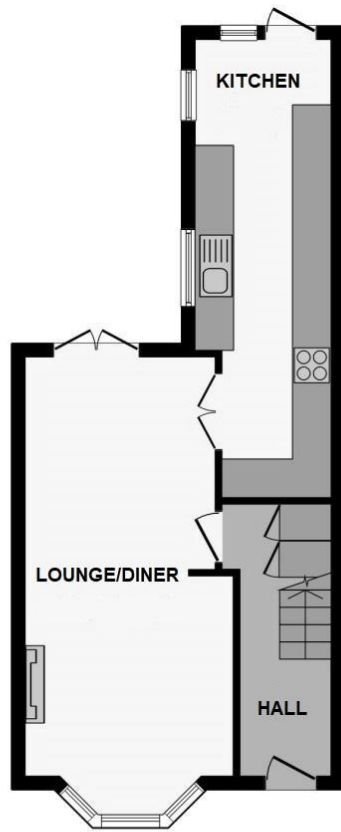
FRONT GARDEN

Low maintenance, block paved path to front door.

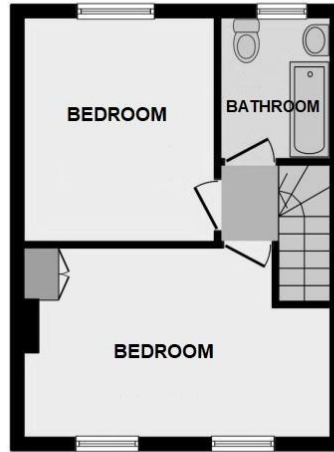
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

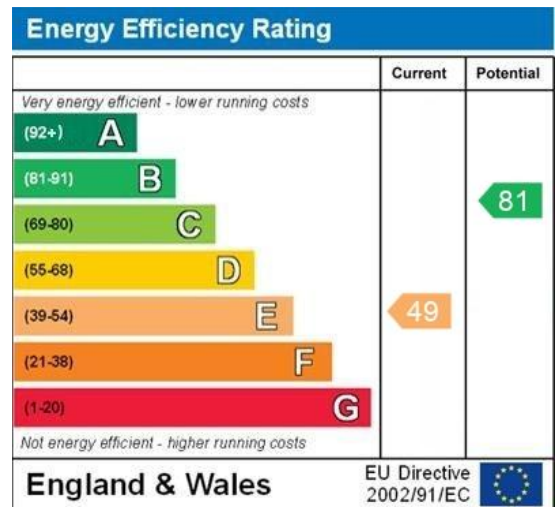
This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: C

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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