

THOMAS BROWN

ESTATES

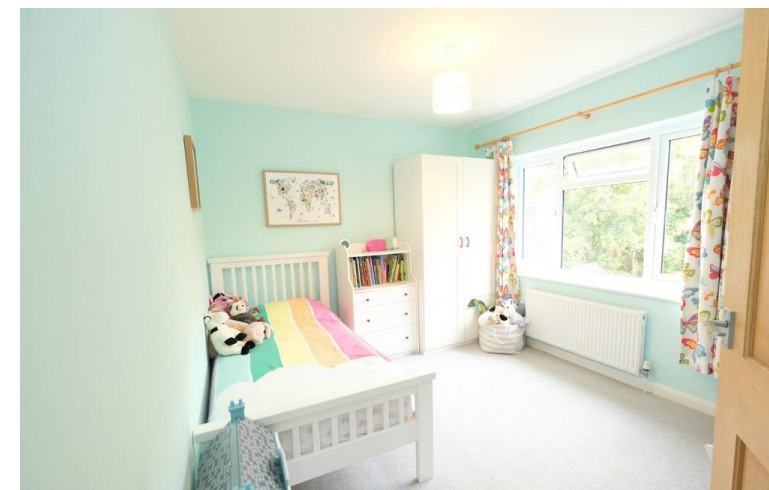


27 Haileybury Road, Orpington, BR6 9EZ

Asking Price: £625,000

- 3 Bedroom Semi-Detached House
- Well Located for Orpington & Chelsfield Station
- Fantastic Potential to Extend (STPP)
- 18'7 x 9'7 Kitchen/Diner





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom semi-detached property, set on the highly desirable tree lined Haileybury Road in South Orpington, boasting walking distance to Orpington and Chelsfield Stations, convenient for local buses and great potential to extend STPP. The accommodation on offer comprises: entrance hall, lounge and a 18'7 kitchen/dining room that spans the rear of the property with direct access to the garden, to the ground floor. To the first floor are three bedrooms and a modern family bathroom with separate bath and shower. Externally there is a 90' garden mainly laid to lawn to the rear aspect of the property with a patio area for entertaining and alfresco dining, and off street parking to the front via the driveway. STPP there is potential to extend across the rear and/or extend into the loft space as many others have done in the road. Please call Thomas Brown Estates in Orpington to arrange a viewing to fully appreciate the accommodation and location on offer.



ENTRANCE HALL

Double glazed door and panels to front, understairs storage, carpet, radiator.

LOUNGE

16' 5" x 12' 4" (5m x 3.76m) (measured into bay) Feature fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

18' 7" x 9' 7" (5.66m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated double oven, integrated hob with extractor over, integrated washer/dryer, integrated dishwasher, space for fridge/freezer, pantry cupboard, under counter lighting, double glazed window to rear, double glazed French doors to rear, part tiled walls, laminated flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, loft access.

BEDROOM 1

16' 6" x 11' 8" (5.03m x 3.56m) (measured into bay and at widest point) Double glazed bay window to front, carpet, two radiators.

BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 10" x 8' 3" (2.69m x 2.51m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath, shower cubicle, double glazed window to side, heated towel rail, underfloor heating, laminate flooring.

OTHER BENEFITS INCLUDE:

GARDEN

90' 0" x 30' 0" (27.43m x 9.14m) (approx.) Patio area with rest laid to lawn, shed with power and light (14' 0 x 8' 0), tap, side access.

OFF STREET PARKING

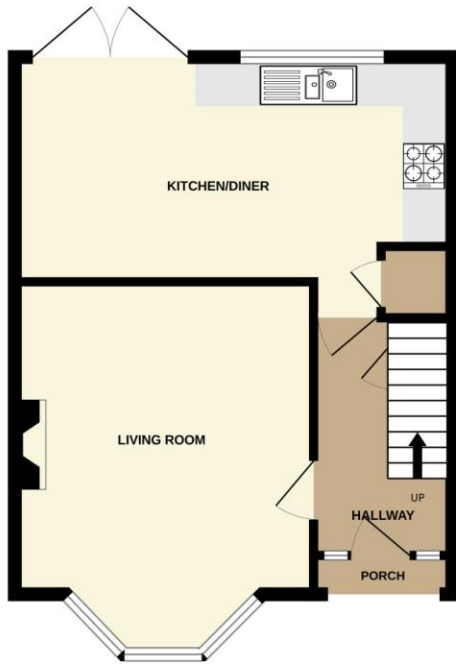
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

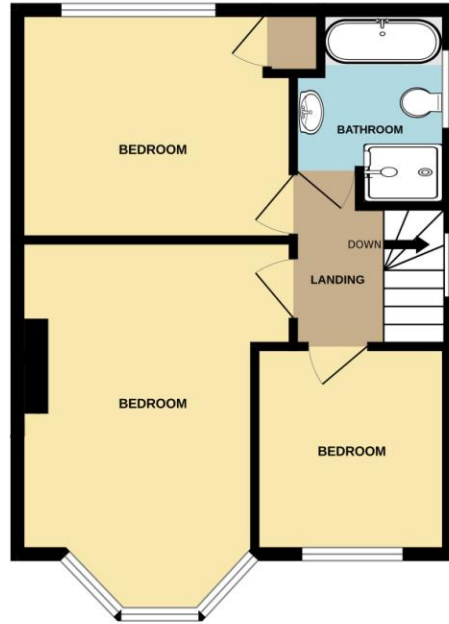
VERY GOOD CONDITION THROUGHOUT



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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 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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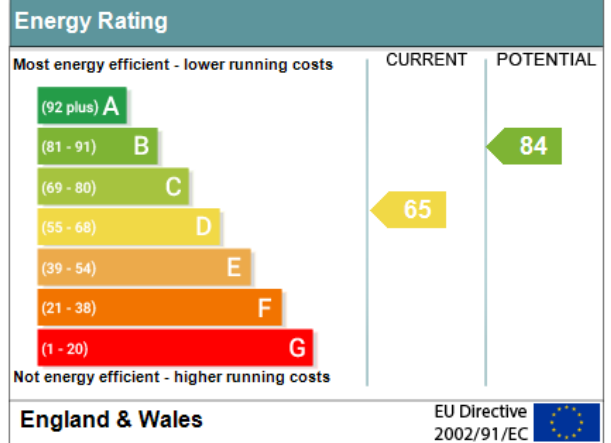
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 27 Haileybury Road, ORPINGTON, BR6 9EZ
RRN: 9000-2144-0922-2391-3173



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

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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ESTATES