

THOMAS BROWN

ESTATES



20 Maxwell Gardens, Orpington, BR6 9QS

Offer IEO: £519,000

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Orpington High Street & Station
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, modernised by the current owners and situated within walking distance to Orpington Station, High Street and many sought after schools. The accommodation on offer comprises: entrance hallway, dual aspect lounge/dining room with direct access to the rear garden and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a garden mainly laid to lawn to the rear with a patio perfect for entertaining and alfresco dining, drive to the front and a garage to the side. STPP there is potential to extend across the rear and/or into the loft space as many have done on the road. Maxwell Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, double glazed window to side, understairs storage, exposed floorboards, covered radiator.

LOUNGE/DINER

22' 9" x 11' 7" (6.93m x 3.53m) (measured at maximum) Multi fuel burner, double glazed window to front, double glazed patio doors to rear, exposed floorboards, two radiators.

KITCHEN

9' 10" x 8' 0" (3m x 2.44m) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, integrated electric hob with extractor over, integrated double oven, integrated microwave, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window to side, double glazed opaque door to rear, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 6" x 9' 11" (3.81m x 3.02m) Built in storage, double glazed window to front, exposed floorboards, radiator.

BEDROOM 2

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

BEDROOM 3

7' 11" x 7' 11" (2.41m x 2.41m) Double glazed window to front, laminate flooring, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

68' 0" (20.73) Southerly aspect, patio area with rest laid to lawn, mature flowerbed, side access.

OFF STREET PARKING/FRONT GARDEN

Driveway, laid to lawn, flowerbeds.

GARAGE

Up and over door, windows to side.

DOUBLE GLAZING

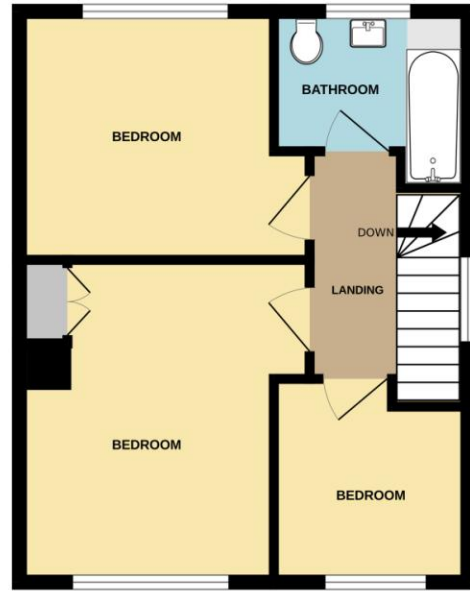
CENTRAL HEATING SYSTEM



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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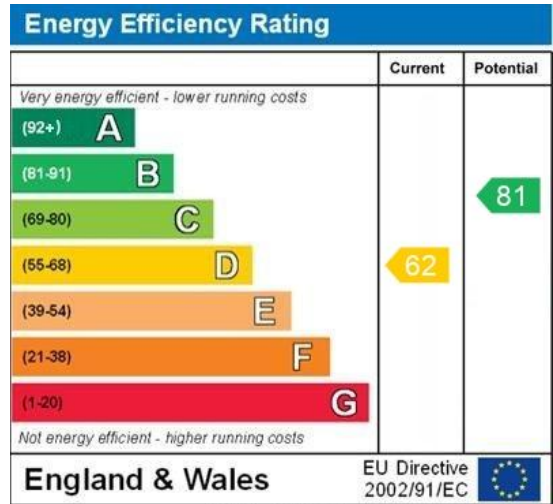


Other Information:

Council Tax Band: D

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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