

# THOMAS BROWN

ESTATES



**22 Wiltshire Road, Orpington, BR6 0EY**

**Fixed Price: £400,000**

- 2 Double Bedroom Mid Terrace Property
- Well Located for Orpington High Street & Station
- Potential to Extend (STPP)
- Close to Broomhill Common





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terrace property situated in a highly convenient location for Orpington High Street and Station yet boasts a wonderfully quiet position close to Broomhill Common. The accommodation on offer comprises; lounge/dining room that leads to the kitchen with direct access to the rear garden to the ground floor. To the first floor are two double bedrooms and the family bathroom. Externally, there is a low maintenance 52' rear garden perfect for alfresco dining and entertaining and permit parking to the front for local residents. STPP there is potential to extend to the rear and/or into the loft space as others have done in the location. Wiltshire Road is an easy walk to Orpington High Street and Orpington Station, local bus routes schools and in close proximity to Perry Hall Primary School. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the fantastic location and accommodation on offer.



#### LOUNGE/DINER

23' 5" x 13' 6" (7.14m x 4.11m) Feature fireplace, double glazed door to front, double glazed window to front, carpet, radiator, covered radiator.

#### KITCHEN

11' 1" x 9' 6" (3.38m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, tiled flooring.



#### BEDROOM 1

11' 9" x 9' 4" (3.58m x 2.84m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

9' 10" x 9' 0" (3m x 2.74m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double glazed opaque window to rear, exposed floorboards, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

52' 0" (15.85m) Patio area, mature shrubs, shed, rear access.

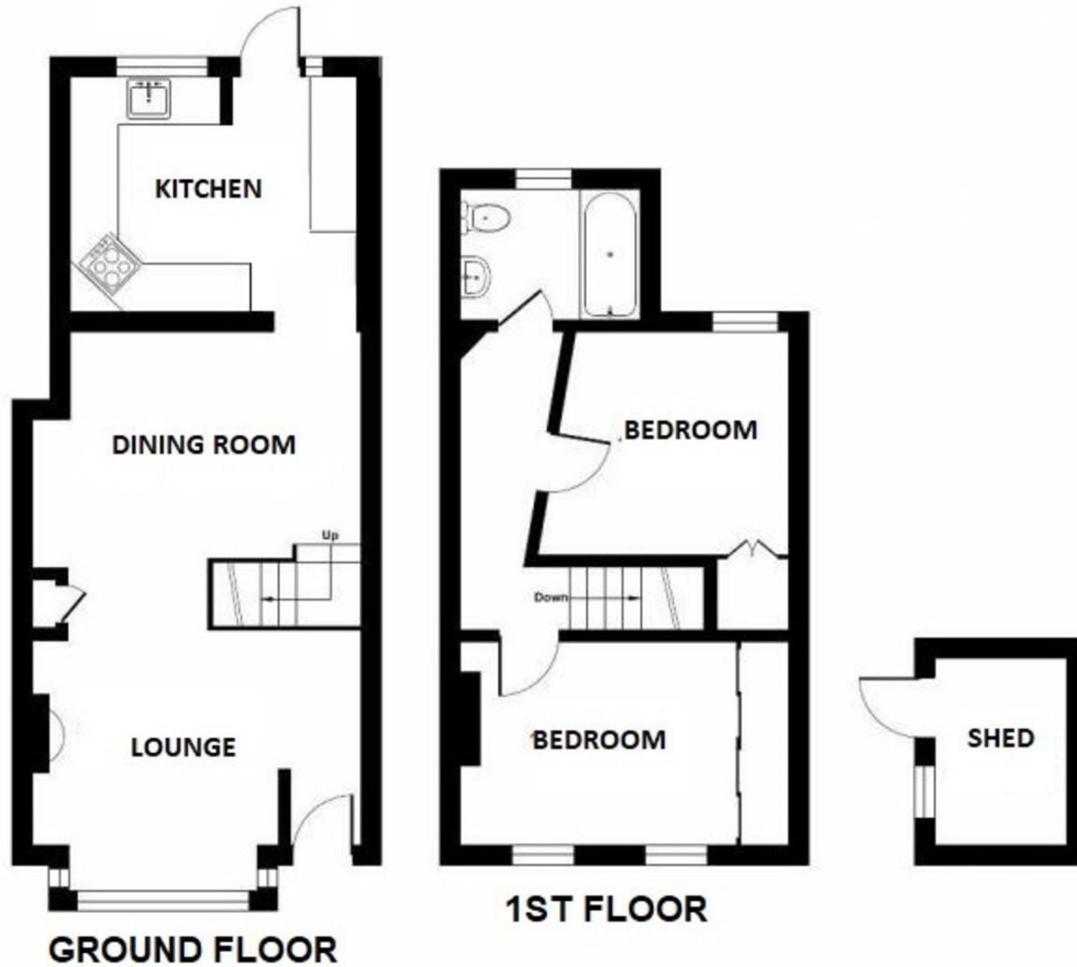
#### FRONT

Low maintenance garden, permit parking.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**Construction: Standard**  
**Council Tax Band: C**  
**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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