

# THOMAS BROWN

ESTATES



**12 Irene Road, Orpington, BR6 0HA**

**Asking Price: £675,000**

- 3 Bedroom, 2 Bathroom Extended Detached Bungalow
- Well Located for Orpington High Street & Station
- Sought After Knoll Area
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom, two bathroom, detached and extended bungalow situated in the heart of the ever sought after and prestigious Knoll area of Orpington, this being a quiet yet highly convenient location for Orpington High Street and Station. The accommodation on offer requires full modernisation and comprises; entrance hallway, lounge, dining room open plan to kitchen/breakfast room, three bedrooms, shower room and bathroom - all to the ground floor. Externally there is a private rear garden. To the front is a drive in/drive out driveway, with a garage to the side. The property is offered with no forward chain. Irene 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 the property on offer.





#### ENTRANCE HALL

Wooden door to front, loft access, carpet, radiator.

#### LOUNGE

14' 5" x 14' 3" (4.39m x 4.34m) Feature fireplace, double glazed leaded bay window to front, single glazed internal French doors to dining room, carpet, radiator.

#### DINING ROOM

13' 0" x 11' 0" (3.96m x 3.35m) (open plan to kitchen)  
Double glazed leaded window to front, carpet, radiator.

#### KITCHEN

21' 0" x 8' 5" (6.4m x 2.57m) (measured to widest point)  
Range of matching wall and base units with worktops over, sink with mixer tap, integrated double oven, integrated gas hob with extractor over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, two double glazed leaded windows to rear, double glazed door to garden, laminate flooring.



#### BEDROOM 1

13' 10" x 13' 8" (4.22m x 4.17m) Built in wardrobes, double glazed leaded window to side and rear, carpet, radiator.

#### BEDROOM 2

14' 6" x 11' 10" (4.42m x 3.61m) (measured into bay)  
Double glazed leaded bay window to front, double glazed leaded window to side, carpet, radiator.

#### BEDROOM 3

11' 6" x 9' 1" (3.51m x 2.77m) Double glazed leaded window to side, carpet, radiator.



#### BATHROOM

Low level WC, pedestal wash hand basin, bath, double glazed leaded window to rear, part tiled walls, vinyl flooring, extractor fan.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, bath, double glazed leaded window to rear, part tiled walls, vinyl flooring, extractor fan.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

30' 0" (9.14m) (approx.) Patio area with rest laid to lawn, pond, two sheds, garage access door, side access.



#### OFF STREET PARKING

Space for multiple vehicles.

#### GARAGE

Up and over door, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

GROUND FLOOR  
1272 sq.ft. (118.1 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.1 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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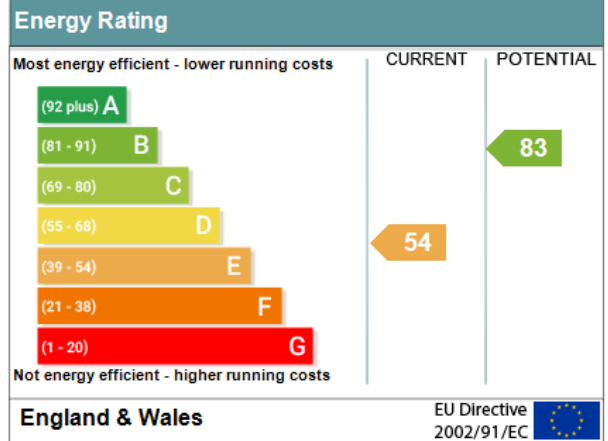
**Other Information:**

**Council Tax Band:** F

**Construction:** Standard

**Tenure:** Freehold

**Address:** 12 Irene Road, ORPINGTON, BR6 0HA  
**RRN:** 0190-6633-0522-0320-3073



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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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