

# THOMAS BROWN

ESTATES



**51 Quilter Road, Orpington, BR5 4PD**

**Asking Price: £377,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & Orpington Station
- Off Street Parking
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious three bedroom mid terrace family home located within a popular position in Orpington. The accommodation comprises; entrance hall, dual aspect lounge/dining room, modern fitted kitchen and utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms, white bathroom suite and separate WC. Externally there is a good sized rear garden with wood decking and block paved drive to the front. Quilter Road is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door to front, opaque window to front, carpet.

#### LOUNGE/DINER

22' 1" x 10' 5" (6.73m x 3.18m) Double glazed windows to front and rear, carpet, two radiators.

#### KITCHEN

13' 3" x 7' 7" (4.04m x 2.31m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for dishwasher, cupboard housing boiler, double glazed door and window to rear, laminate flooring.



#### UTILITY ROOM

6' 3" x 5' 0" (1.91m x 1.52m) Understairs storage cupboard, space for washing machine, space for tumble dryer, door to front, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft hatch, carpet.

#### BEDROOM 1

12' 4" x 10' 6" (3.76m x 3.2m) Built in cupboard, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 11" x 9' 5" (3.63m x 2.87m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11' 10" x 6' 1" (3.61m x 1.85m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin, panel enclosed bath, double glazed opaque window to rear, tiled walls, carpet, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

62' 0" x 20' 0" (18.9m x 6.1m) Decked area with rest laid to lawn.

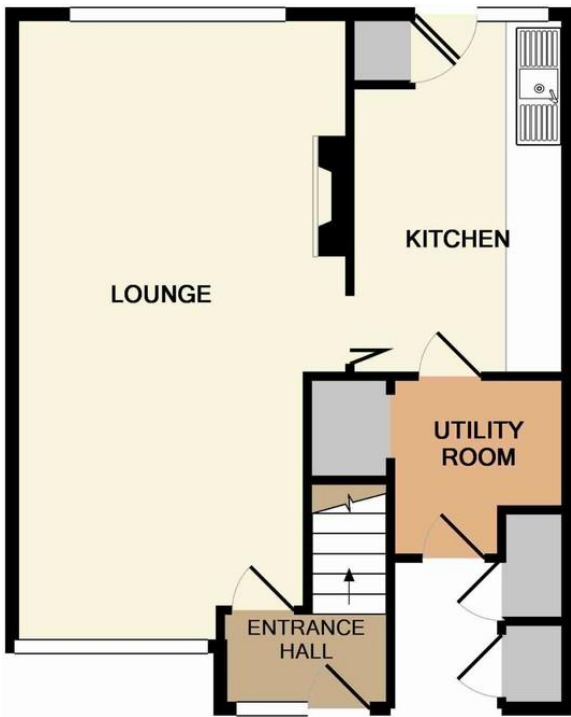
#### DOUBLE GLAZING

#### OFF STREET PARKING

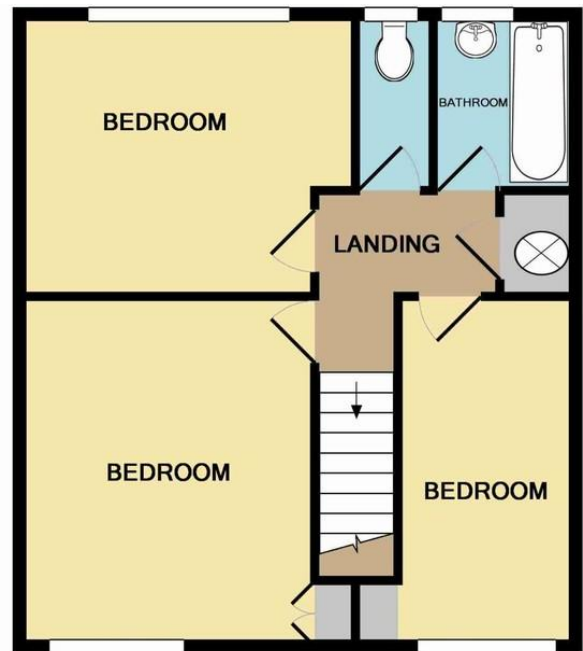
Block paved drive with space for multiple vehicles.

#### CENTRAL HEATING SYSTEM





GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Construction: Standard**  
**Council Tax Band: D**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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