

THOMAS BROWN

ESTATES



45 Highfield Avenue, Orpington, BR6 6LE

Offers IEO: £400,000

- 2 Double Bedroom Mid Terrace House
- Well Located for Glentrammon Park
- Close Proximity to Chelsfield Station
- Garage En-Bloc & On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this surprisingly spacious and immaculately presented, two double bedroom terrace property boasting a garage en-bloc, close proximity to Chelsfield Station, Warren Road Primary School, shops in Windsor Drive and Glentrammon Park. The property comprises: entrance porch and hallway, modern fitted kitchen and a spacious lounge/diner with direct access to the rear garden to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally there is a well kept rear garden perfect for alfresco dining and entertaining and ample on road parking to the front. The property is situated on a quiet no through road, being very well located for many sought after schools, including Warren Road Primary (recently rated Outstanding February 2022) and Green Street Green Primary schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed opaque window to side, storage cupboards, tiled flooring.

ENTRANCE HALL

Door to front, understairs storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

19' 0" x 13' 1" (5.79m x 3.99m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

10' 0" x 6' 11" (3.05m x 2.11m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, space for dishwasher, double glazed window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, carpet.

BEDROOM 1

13' 2" x 11' 1" (4.01m x 3.38m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 1" x 10' 11" (3.99m x 3.33m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, skylight, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT GARDEN

Laid to lawn, path to front door.

SOUTH FACING GARDEN

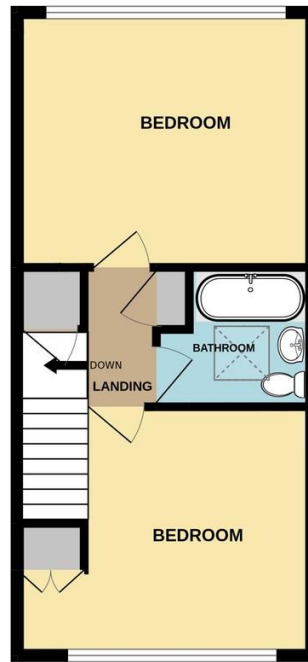
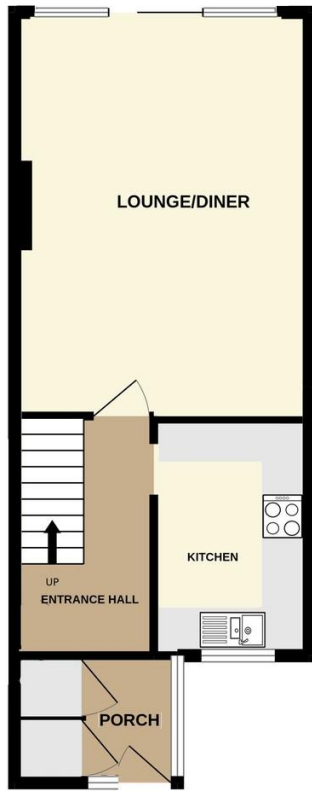
45' 0" (13.72m) Two patio areas with rest laid to lawn, mature flowerbeds, awning, rear access.

GARAGE EN-BLOC

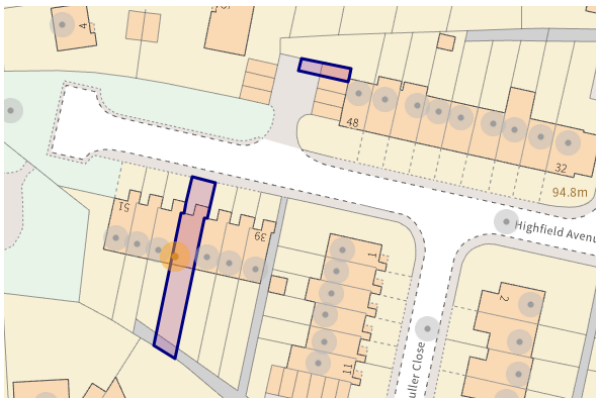
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





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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Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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