

THOMAS BROWN

ESTATES



37 Blenheim Road, Orpington, BR6 9BQ **Guide Price: £425,000-£450,000**

- 3 Bedroom Mid Terrace House
- Short Walk to the ever Sought After Goddington Park
- Situated on a Quiet Residential Road
- Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented three bedroom mid terrace property situated on a quiet residential road boasting a short walk to the ever sought after Goddington Park. The accommodation on offer comprises; entrance hallway, dual aspect lounge/diner and modern fitted kitchen to the ground floor. To the first floor there is a landing giving access to three bedrooms and a spacious family bathroom. Externally there is a well kept rear garden laid to lawn with a patio area perfect for entertaining and alfresco dining, and a block paved drive to the front. Blenheim Road is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the location, and presentation of the accommodation on offer. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

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

DINING ROOM

9' 11" x 8' 10" (3.02m x 2.69m) Double glazed sliding doors to rear, carpet, radiator.

KITCHEN

12' 4" x 7' 0" (3.76m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated microwave, space for fridge/freezer, space for washing machine, tiled splashback, double glazed opaque door to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 11" x 11' 1" (3.63m x 3.38m) Double glazed window to front, carpet, radiator.

BEDROOM 2

14' 6" x 10' 1" (4.42m x 3.07m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

14' 0" x 10' 7" (4.27m x 3.23m) (measured at maximum) Two double glazed windows to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, two double glazed opaque windows to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

68' 0" (20.73m) Block paved patio with rest laid to lawn, shed, side access.

OFF STREET PARKING

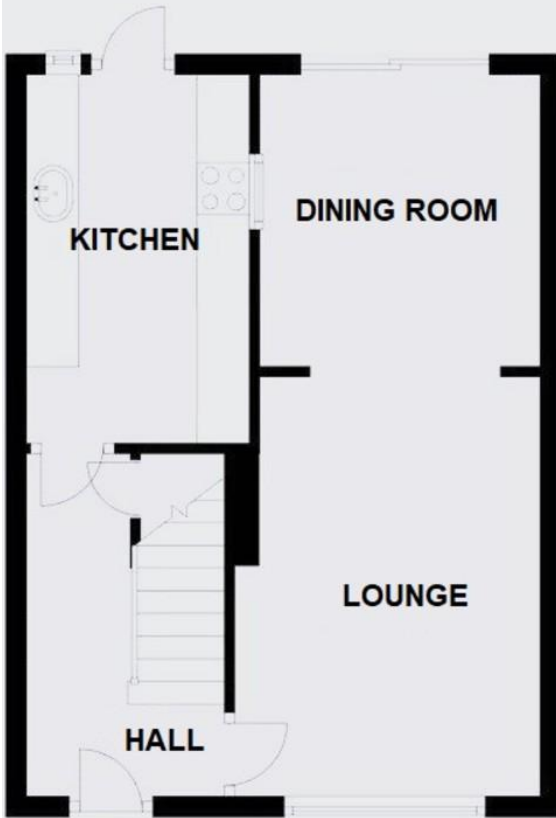
Block paved drive, flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



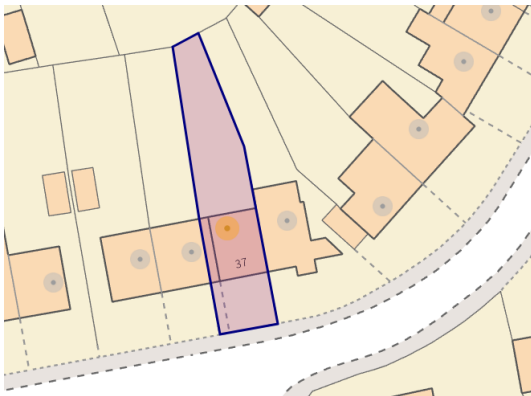
GROUND FLOOR



1ST FLOOR



This plan is for general layout guidance and may not be to scale.



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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