

THOMAS BROWN

ESTATES

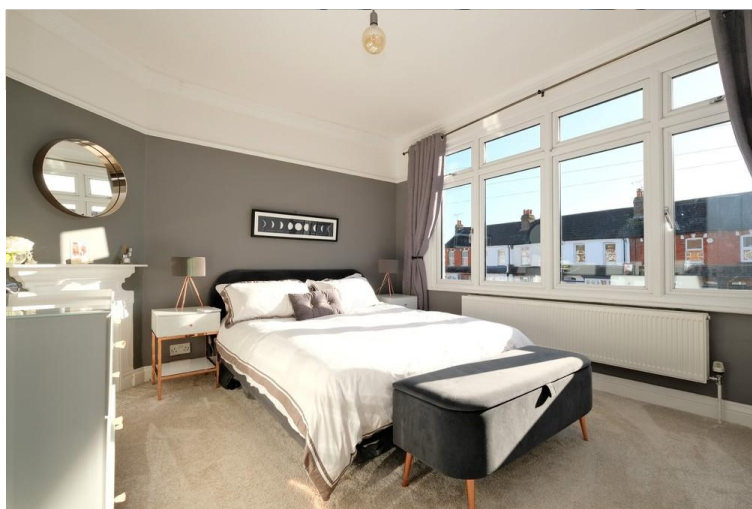


34 Perry Hall Road, Orpington, BR6 0HS

Guide: £425,000-£450,000

- 2 Double Bedroom End of Terrace Victorian Property
- Well Located for Orpington High Street & Station
- 2 Reception Rooms
- Renovated Throughout





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view two double bedroom end of terrace Victorian property, situated in a very convenient location for Orpington High Street, Station and Perry Hall Primary School. The property comprises; entrance hall, lounge, dining room with French doors to the rear garden, modern fitted kitchen and WC to the ground floor. To the first floor there is a landing giving access to two bedrooms and a family bathroom. Externally there is a private garden to the rear aspect of the property, boasting a timber built home office/garage and on street parking to the front. Points to note: rear access via a service road, under floor heating to the kitchen, WC and bathroom as well as time period features such as fireplaces in the dining room and bedrooms. Perry Hall Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the specification on offer.



ENTRANCE HALL

Double glazed composite door to front, understairs storage cupboard, tiled flooring, radiator.

LOUNGE

15' 0" x 9' 7" (4.57m x 2.92m) Glass fronted limestone fireplace, double glazed bay window to front, radiator.

DINING ROOM

10' 11" x 10' 1" (3.33m x 3.07m) Feature fireplace, storage cupboard, double glazed French doors to rear, designer radiator.

KITCHEN

14' 6" x 7' 6" (4.42m x 2.29m) (measured at maximum) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, integrated dishwasher, space for cooker, space for fridge/freezer, space for washer/dryer, tiled splashbacks, two double glazed windows to side, underfloor heating, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to rear, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 10" x 11' 0" (3.91m x 3.35m) Feature fireplace, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 9" x 7' 7" (3.58m x 2.31m) Feature fireplace, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment and shower over, double glazed opaque window to rear, tiled walls, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

55' 0" x 18' 0" (16.76m x 5.49m) (measured at maximum) Composite decking area with rest laid to lawn, mature flowerbeds, side & rear access.

HOME OFFICE/GARAGE

15' 7" x 8' 4" (4.75m x 2.54m) (space can be separated into two areas) Timber construction, double glazed bi-folding doors, two double glazed windows to side, eaves loft storage, insulated, power and light, multiple plug sockets, Cat 6 Ethernet cable & WIFI. 1/3 garage space to rear with up and over garage style door and access from rear service road.

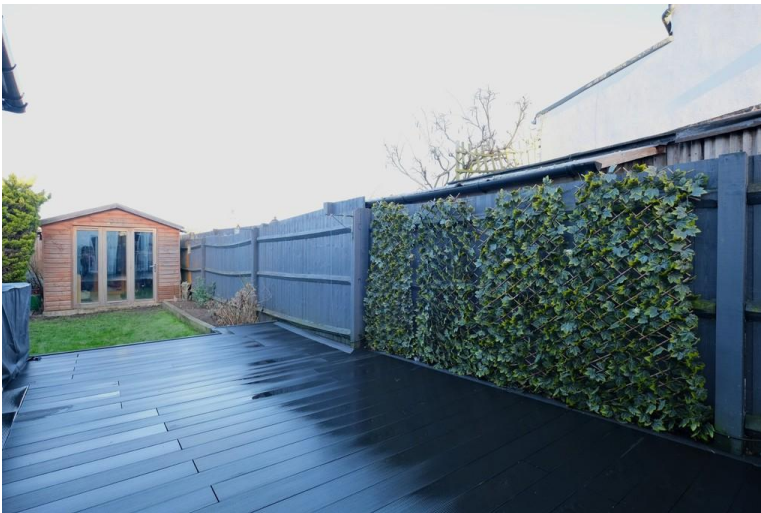
FRONT GARDEN

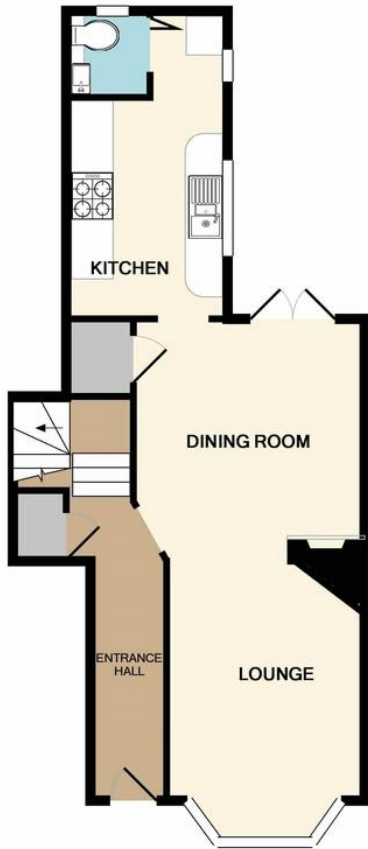
Landscaped, raised flowerbeds.

ON STREET PARKING

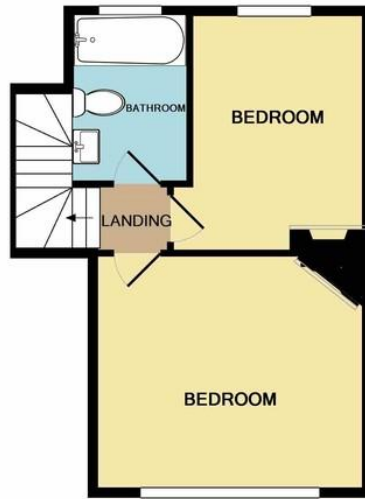
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

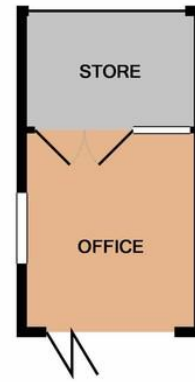




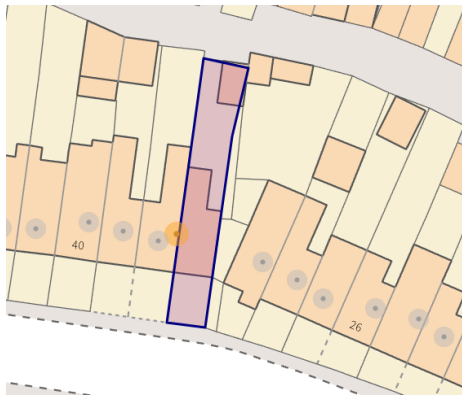
GROUND FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.



1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 128 SQ.FT.
(11.9 SQ.M.)



Construction: Standard
Council Tax Band: C
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(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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