

THOMAS BROWN

ESTATES



33 Gladstone Road, Orpington, BR6 7EA

Offers IEO: £600,000

- 3 Bedroom, 2 Bathroom End of Terrace Property
- Popular Farnborough Village Location
- Rear Extended & Loft Converted
- 2 Reception Rooms, Conservatory





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended and loft converted, three bedroom two bathroom end of terrace Victorian property, modernised throughout, situated in the ever popular Farnborough village, that must be viewed to fully appreciate the quality of specification and village location on offer. The property comprises; entrance hall, lounge, dining room, modern fitted kitchen and conservatory to the ground floor. To the first floor is a landing providing access to two bedrooms and the luxury family bathroom with separate walk-in shower and roll top bath. To the second floor is the master suite with bedroom, shower room and potential study area. Externally the rear garden is mainly laid to lawn with patio for entertaining, garage to the rear and on street parking in the local roads. Gladstone Road is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and unique character that a property of its age boasts.



ENTRANCE HALL

Door to front, exposed floorboards, radiator.

LOUNGE

12' 9" x 11' 6" (3.89m x 3.51m) (measured into bay) (measured at maximum) Fireplace, bespoke storage, double glazed bay window with shutters to front, exposed floorboards, radiator.

DINING ROOM

11' 7" x 10' 10" (3.53m x 3.3m) Understairs storage, window to rear, exposed floorboards, radiator.

KITCHEN

11' 0" x 9' 5" (3.35m x 2.87m) Range of matching wall and base units with worktops over, sink and drainer, space for range style cooker, extractor hood, space for American fridge/freezer, integrated microwave, door to side, tiled flooring.

CONSERVATORY

18' 7" x 14' 7" (5.66m x 4.44m) (measured at maximum) Double glazed window and double glazed French door to rear, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 2

14' 11" x 10' 11" (4.55m x 3.33m) (measured at maximum) Fitted storage, two double glazed windows with shutters to front, exposed floorboards, radiator.

BEDROOM 3

10' 11" x 9' 0" (3.33m x 2.74m) (measured at maximum) Double glazed window with shutters to rear, exposed floorboards, radiator.

BATHROOM

Low level WC, wash hand basin, roll top bath, walk-in shower cubicle, double glazed opaque windows with shutters to rear and side, part tiled walls, tiled flooring, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet.



BEDROOM 1

13' 2" x 11' 4" (4.01m x 3.45m) Two Velux windows to front, double glazed French doors to rear, Juliet balcony, laminate flooring, radiator.

POTENTIAL STUDY AREA

Double glazed window to side, laminate flooring.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed window to rear, part tiled walls, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

34' 4" x 16' 6" (10.46m x 5.03m) (approx.) Patio area with rest laid to lawn.

FRONT

Low maintenance, covered entrance, behind gates.

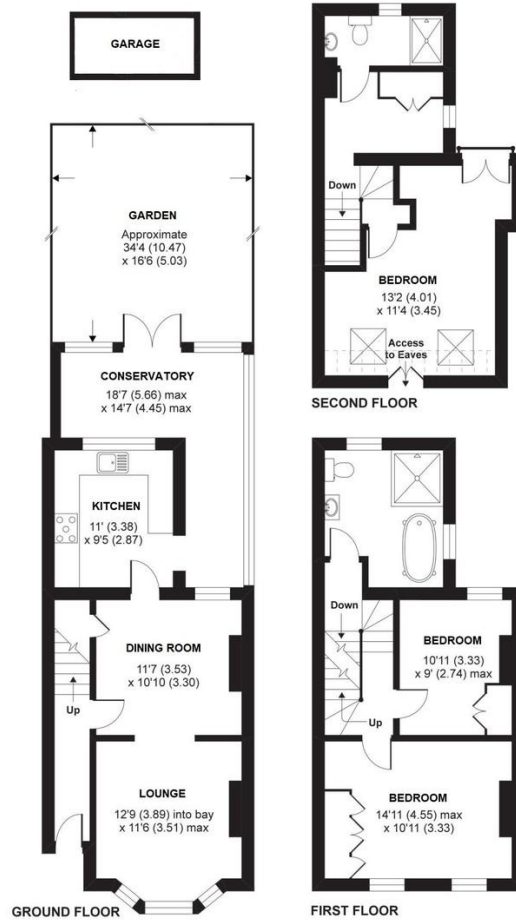


GARAGE (STORAGE ONLY)

To rear.

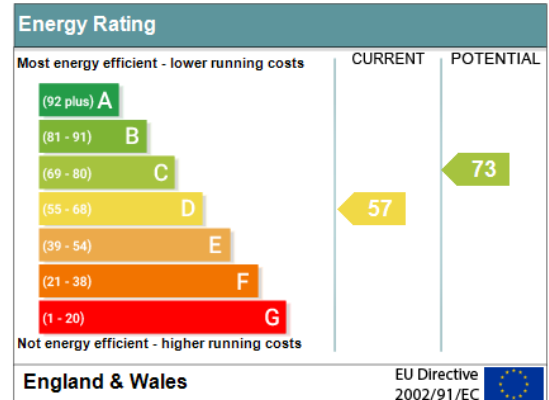
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Address: 33 Gladstone Road, ORPINGTON, BR6 7EA
 RRN: 0370-2467-5320-2124-0541



Construction: Standard
Council Tax Band: E
Tenure: Freehold

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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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