

THOMAS BROWN

ESTATES



15 Westbrook Drive, Orpington, BR5 4QB

Asking Price: £385,000

- 2 Double Bedroom End of Terrace House
- Garage & Off Street Parking for 2 Vehicles
- Conservatory, Large Garden
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom end of terrace property set within a popular residential location in Orpington, boasting a drive for two vehicles, garage and a large garden. The property comprises: entrance porch and hallway, lounge, kitchen/diner, conservatory and a WC to the ground floor. To the first floor there is a landing providing access to two double bedrooms and a shower room. Externally there is a large garden to the rear with access from the side and rear, garage to the rear and a driveway to the front for two vehicles. Internal viewing is recommended to fully appreciate the size of plot and location on offer.



ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

13' 8" x 12' 0" (4.17m x 3.66m) Double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

18' 4" x 11' 2" (5.59m x 3.4m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, double glazed window to rear, vinyl flooring, radiator.

CONSERVATORY

9' 5" x 9' 2" (2.87m x 2.79m) Double glazed French doors to side, carpet.

CLOAKROOM

Low level WC, wash hand basin, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 2" x 9' 10" (3.71m x 3m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with rainforest showerhead and shower attachment, double glazed opaque window to rear, tiled walls, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

72' 0" x 55' 0" (21.95m x 16.76m) (measured at maximum) Block paved patio with rest laid to lawn, greenhouse, rear access.

OFF STREET PARKING

Block paved drive.

GARAGE

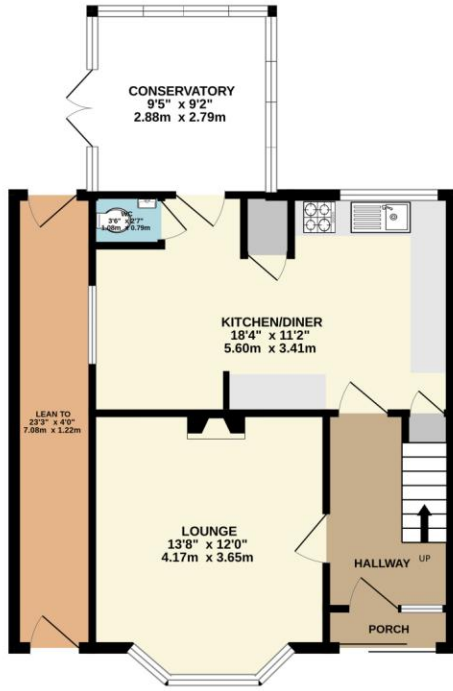
Rear access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.

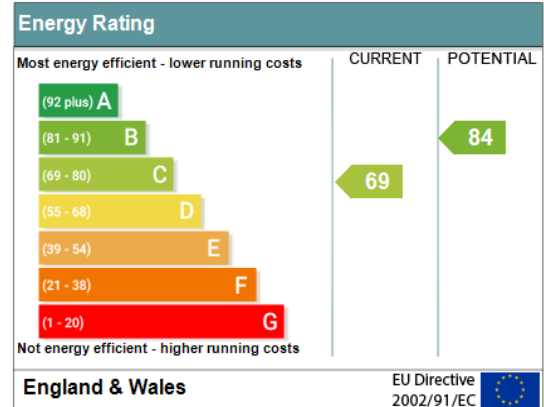


TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

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.
Made with Metropix 62024



Address: 15 Westbrook Drive, ORPINGTON, BR5 4QB
RRN: 9373-3035-0207-4284-8200



Construction: Standard
Council Tax Band: C
Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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