

THOMAS BROWN

ESTATES



15 New Road, Orpington, BR6 0DX

Guide Price: £375,000-£385,000

- 2 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street & Station
- Situated in a Quiet No Through Road
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terrace Victorian cottage, situated in a quiet no through road, being offered to the market with no forward chain boasting Broomhill Common, Orpington High Street and Station within walking distance. The accommodation on offer comprises: lounge, kitchen/diner and a bathroom to the ground floor. To the first floor are two double bedrooms. Externally there is a low maintenance garden to the rear and on street parking to the front. New Road is well located for Orpington mainline station (zone 6), Orpington High Street, bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



LOUNGE

11' 4" x 10' 9" (3.45m x 3.28m) Stove, double glazed window with shutters to front, door to front, solid wood flooring, covered radiator.

KITCHEN/DINER

19' 9" x 11' 0" (6.02m x 3.35m) (measured at maximum) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, integrated washing machine, integrated slimline dishwasher, understairs storage cupboard, double glazed window to side, double glazed French doors to rear, solid wood flooring, covered radiator.



BEDROOM 1

11' 4" x 10' 11" (3.45m x 3.33m) Fitted wardrobe, double glazed window with shutters to rear, laminate flooring, radiator.

BEDROOM 2

11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window with shutters to front, laminate flooring, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" (10.67m) (measured at maximum) Paved, storage shed.

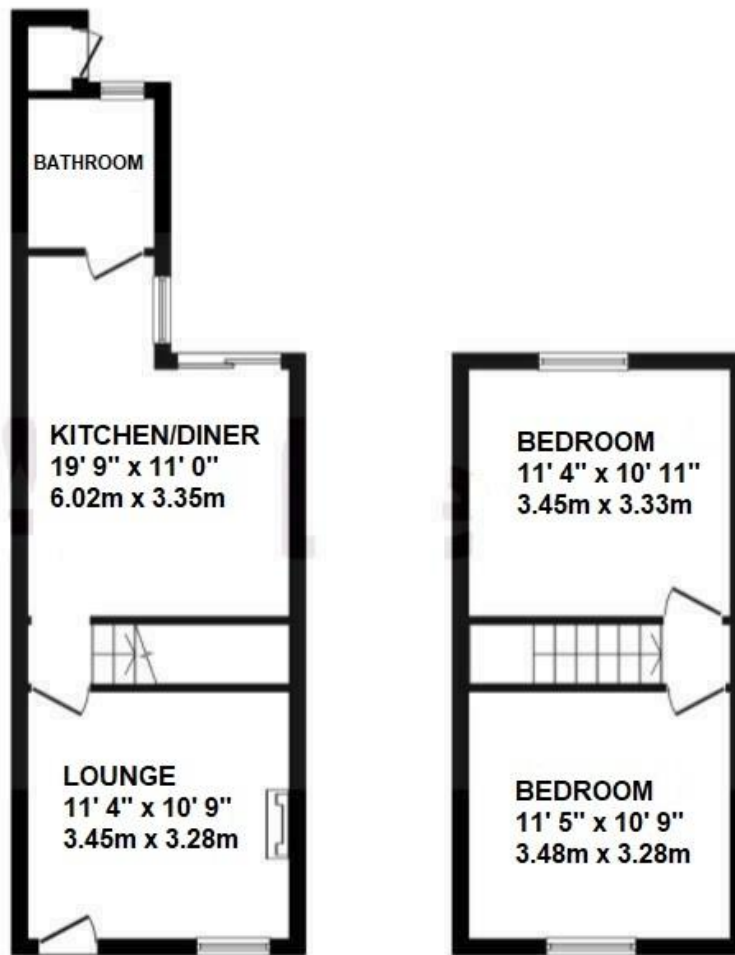
FRONT GARDEN

Paved front, on street parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



This plan is for illustration purpose only - not to scale



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	67	
(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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