

THOMAS BROWN

ESTATES



7 Peel Road, Orpington, BR6 7BJ

Asking Price: £645,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for many Sought After Schools
- Modern Fitted Kitchen
- Ever Popular Farnborough Village





Property Description

Thomas Brown Estates are delighted to offer this three bedroom two bathroom semi detached property, situated in the ever popular Farnborough village, that must be viewed to fully appreciate the quality of location on offer. The property comprises; entrance hall, lounge, dining room, modern fitted kitchen and a bathroom to the ground floor. To the first floor is a landing providing access to three bedrooms and a shower room. Externally the rear garden is mainly laid to lawn with a patio for entertaining, garage to the side and driveway to the front. Peel 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 on offer.





FRONT

Block paved driveway, mature flowerbeds.

ENTRANCE HALL

Opaque double glazed door to front, under stairs storage cupboard, carpet, radiator and cover.

LOUNGE

22' 0" x 11' 01" (6.71m x 3.38m) Double glazed window to front, carpet, radiator.

DINING ROOM

11' 10" x 9' 10" (3.61m x 3m) Double glazed French doors to rear, carpet, radiator.

KITCHEN

11' 05" x 9' 07" (3.48m x 2.92m) Range of matching wall and base units with worktops over, one and a half ceramic sink and drainer, integrated electric hob with extractor over, integrated double oven, integrated fridge/freezer, double glazed door to side, double glazed window to rear, vinyl flooring.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, utility cupboard, opaque double glazed window to side, carpet, radiator.

LEAN-TO

Double glazed door to rear, window to side.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator.



BEDROOM 1

12' 06" x 11' 0" (3.81m x 3.35m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 06" x 10' 04" (3.51m x 3.15m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 06" x 9' 0" (2.9m x 2.74m) (measurement to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, opaque double glazed window to side, carpet.

OTHER BENEFITS INCLUDE:

GARDEN

27' 0" x 23' 0" (8.23m x 7.01m) Patio area with rest laid to lawn, mature flowerbeds.

GARAGE

16' 07" x 7' 10" (5.05m x 2.39m) Roller blind door to front, opaque double glazed window to rear.

OFF STREET PARKING

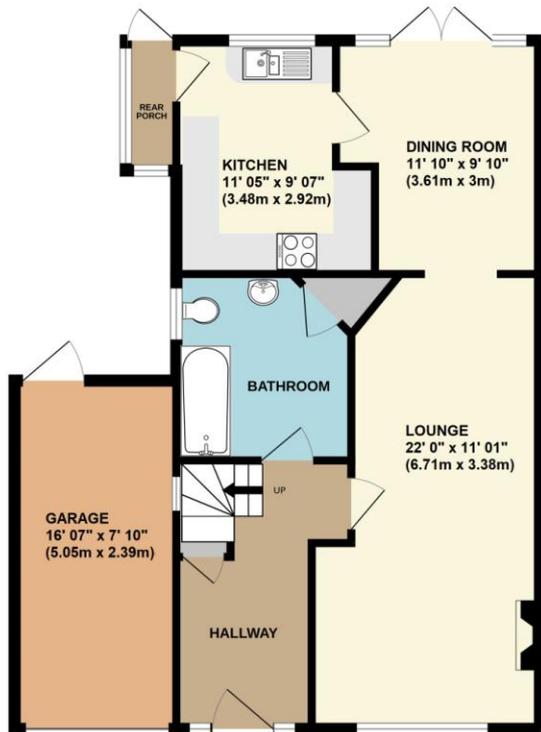
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

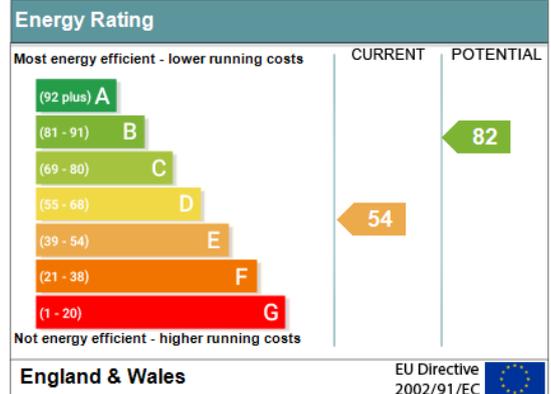


TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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.
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Address: 7 Peel Road, ORPINGTON, BR6 7BJ
RRN: 0390-2128-7340-2704-6671



Construction: Standard

Council Tax Band: E

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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