

THOMAS BROWN

ESTATES

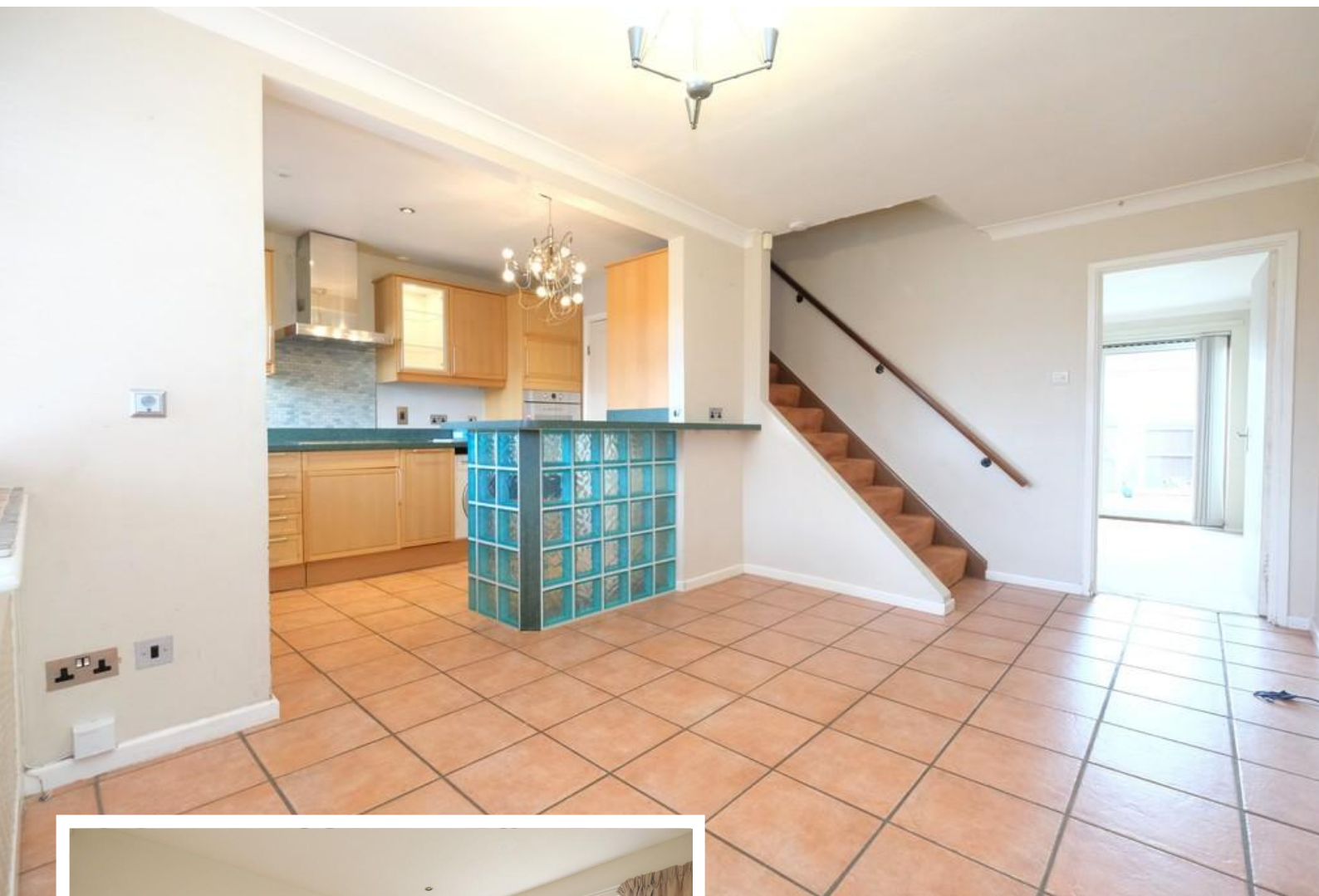


6 Southfleet Road, Orpington, BR6 9SL

Offers IEO: £455,000

- 3 Bedroom Mid Terrace House
- Close to Darrick Wood & Warren Road Schools
- 16' 9 x 14' 10 Kitchen/Diner
- No Forward Chain, Garage





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace property, being offered to the market with no forward chain, set within a sought after location in Orpington for Orpington Station and many popular schools, boasting a kitchen/diner, garage and is situated close to a local park. The property comprises: entrance hall, 16'10 lounge that spans the rear of the property, modern kitchen/diner and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a rear garden laid to lawn, brick shed (that has been converted into an internal office by many others locally) and a garage with vehicular access from the rear. STPP there is potential to extend to the rear and/or convert the loft as many have done on the development). Southfleet Road is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Door to side, tiled flooring.

LOUNGE

16' 10" x 12' 11" (5.13m x 3.94m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN/DINER

16' 9" x 14' 10" (5.11m x 4.52m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, walk-in understairs cupboard, breakfast bar, two double glazed windows to front, tiled flooring, underfloor electric heating, covered radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 9" x 11' 3" (3.58m x 3.43m) Built in and fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 4" x 8' 11" (3.76m x 2.72m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 4" x 7' 7" (2.84m x 2.31m) Double glazed window to rear, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin, walk-in shower cubicle with Grohe thermostatic shower, double glazed opaque window to front, tiled flooring, underfloor electric heating, heated mirror, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

31' 0" (9.45m) Patio area with rest laid to lawn, storage cupboard, rear access.

FRONT GARDEN

Laid to lawn, covered entrance, potential to create a drive STPP.

GARAGE

Brick built, power and light, alarm linked to house, access from rear.

BRICK BUILT SHED (POTENTIAL TO CONVERT INTO HOME OFFICE)

Power and lighting.

DOUBLE GLAZING

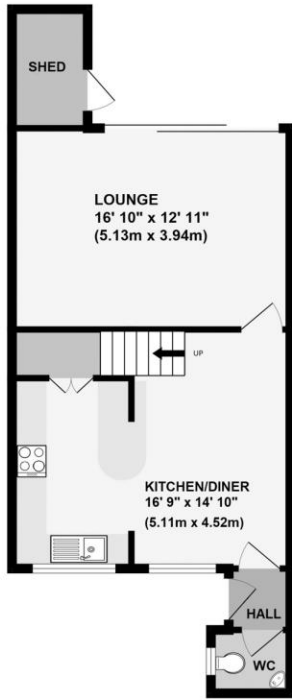
CENTRAL HEATING SYSTEM

ALARM SYSTEM

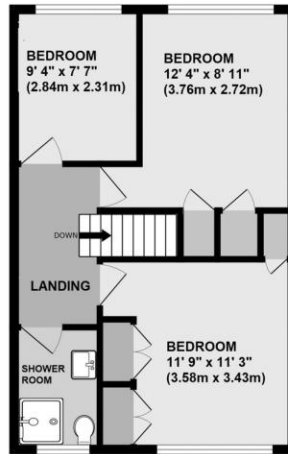
WELL LOCATED FOR LOCAL PARK, SHOPS AND ORPINGTON HIGH STREET



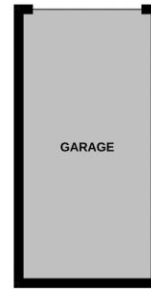
GROUND FLOOR
537 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



GARAGE
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 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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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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