



**19 Cobden Road, Orpington, BR6 7DU**

**Asking Price: £480,000**

- 3 Double Bedroom Semi-Detached Victorian House
- Well Located for Local Shops & Stations
- Sought After Farnborough Village
- Double Glazing & Central Heating





## Property Description

Thomas Brown Estates are delighted to offer this three double bedroom semi-detached Victorian house, situated in the ever sought after Farnborough Village, boasting close proximity to Farnborough Primary School, Tubbenden Primary School and Darrick Wood Schools. The accommodation comprises; entrance hall, dual aspect lounge/dining room, modern fitted kitchen and family bathroom with separate bath and shower to the ground floor. To the first floor are three double bedrooms. Externally there is a garden to the rear and on road parking to the front. Cobden Road is well located for local shops, stations and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, carpet.

#### LOUNGE

12' 08" x 10' 10" (3.86m x 3.3m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

14' 02" x 12' 07" (4.32m x 3.84m) Double glazed door to rear, carpet, radiator.

#### KITCHEN

13' 06" x 9' 05" (4.11m x 2.87m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window and double glazed door to side, tile effect flooring.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle, two double glazed opaque windows to rear, tile effect flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.



#### BEDROOM

12' 04" x 9' 11" (3.76m x 3.02m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

12' 07" x 8' 07" (3.84m x 2.62m) Fitted wardrobes, double glazed window to rear, radiator.

#### BEDROOM

9' 09" x 9' 08" (2.97m x 2.95m) Double glazed window to rear, carpet, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" (13.72m) Patio area with rest artificial lawn, flowerbeds, side access.

#### FRONT

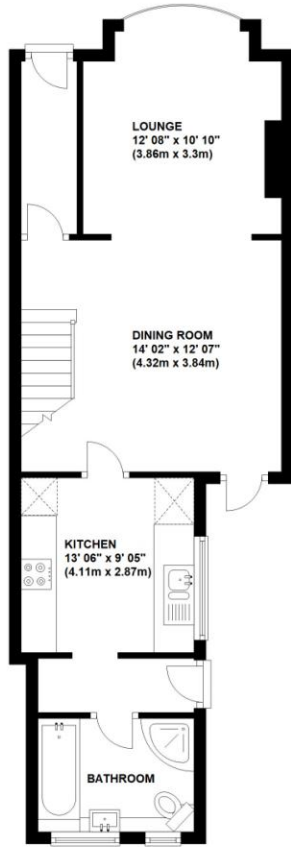
Low maintenance, on road parking.

#### DOUBLE GLAZING

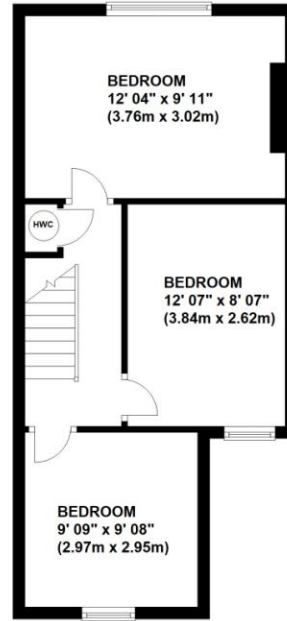
#### CENTRAL HEATING SYSTEM



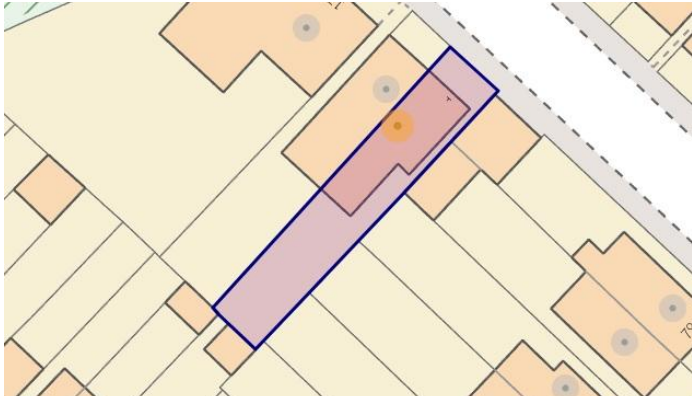
**Ground Floor**  
Approx. 47.5 sq. metres (511.1 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.4 sq. feet)



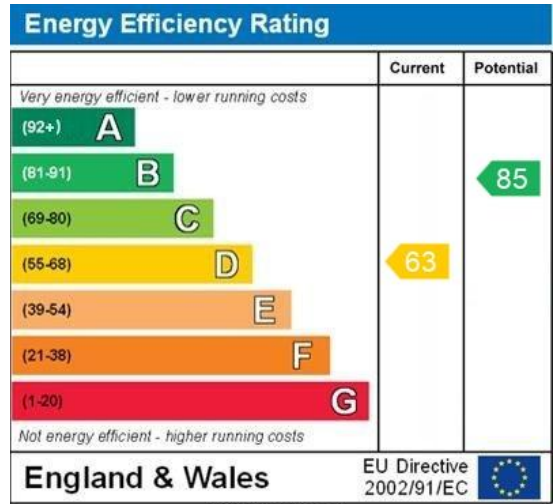
Total area: approx. 86.3 sq. metres (928.5 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES