

# THOMAS BROWN

ESTATES



**10 Pendennis Road, Orpington, BR6 9BL**

**Asking Price: £549,999**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Short Walk to Goddington Park
- Wonderful 105' Rear Garden
- No Forward Chain, Rear Extended





## Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom two bathroom semi-detached property being offered to the market with no forward chain, boasting a wonderful 105' rear garden and a short walk to the ever sought after Goddington Park. The accommodation on offer comprises; entrance porch and hallway, lounge, open plan dining/family room, kitchen, utility area and a shower room to the ground floor. To the first floor there is a landing giving access to three bedrooms, shower room and a separate WC. Externally there is a very well kept rear garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining, brick built storage units, garage and a driveway to the front. STPP there is further potential to extend into the loft space and/or convert the garage if required. Pendennis Road is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the location on offer. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed opaque door to front, vinyl flooring.

#### ENTRANCE HALL

Door to front, vinyl flooring, radiator.

#### LOUNGE

13' 10" x 12' 03" (4.22m x 3.73m) Double glazed window to front, laminate flooring, radiator.

#### DINING ROOM/FAMILY ROOM

23' 07" x 10' 03" (7.19m x 3.12m) Double glazed window to rear, laminate flooring, two radiators.

#### KITCHEN

13' 09" x 10' 10" (4.19m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for dishwasher, double glazed window to rear, double glazed opaque window to side, vinyl flooring.

#### UTILITY ROOM

Butler sink, double glazed opaque door to side, vinyl flooring.

#### SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower, double glazed opaque window to rear, part tiled walls, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

14' 06" x 9' 09" (4.42m x 2.97m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 10" x 10' 0" (3.3m x 3.05m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 09" x 8' 01" (2.67m x 2.46m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Wash hand basin, shower cubicle, double glazed opaque window to side, part tiled walls, vinyl flooring, radiator.

#### SEPARATE WC

Low level WC, opaque panel to side, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

105' 0" (32m) Patio area with restlaid to lawn, mature flowerbeds and shrubs, two brick built storage units.

#### OFF STREET PARKING

Drive for 2-3 vehicles.

#### GARAGE TO SIDE

Up and over door, door to rear.

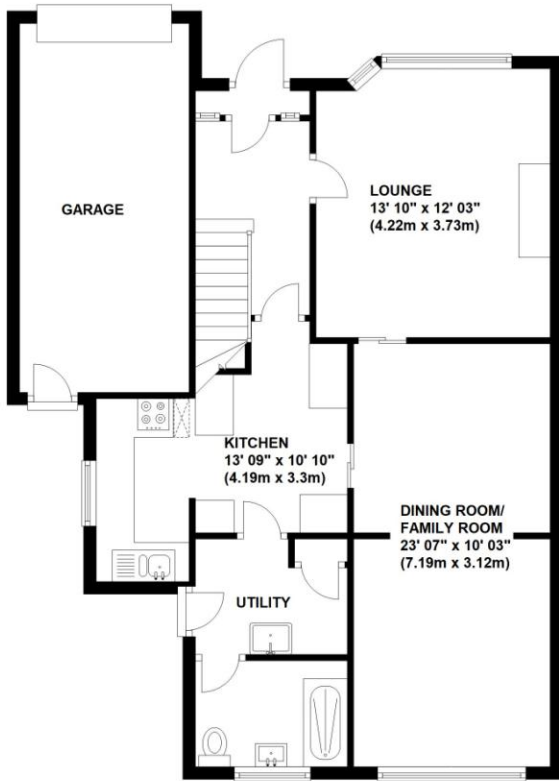
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

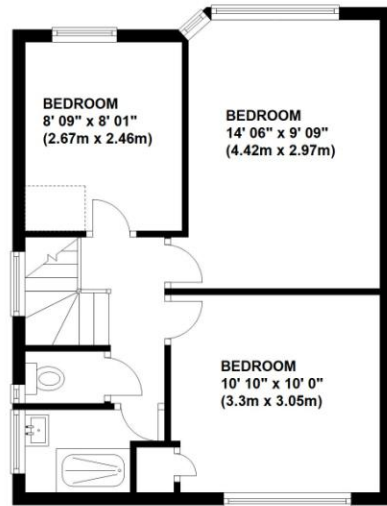
#### NO FORWARD CHAIN



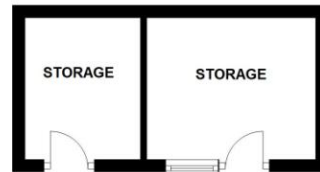
**Ground Floor**  
Approx. 83.1 sq. metres (894.3 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.6 sq. feet)



**Outbuilding**  
Approx. 10.5 sq. metres (112.6 sq. feet)



Total area: approx. 135.1 sq. metres (1454.6 sq. feet)



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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