

# THOMAS BROWN

ESTATES



**12 Derry Downs, Orpington, BR5 4DT**

**Asking Price: £530,000**

- 1920's 3 Bedroom Detached Property
- Potential to Extend Further (STPP)
- Sought After Location
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this 1920s three bedroom detached property, situated on the ever popular Derry Downs, with the added benefit of being offered to the market with no forward chain. The accommodation comprises: entrance hall, lounge, open plan kitchen/dining room, conservatory and a WC to the ground floor. To the first floor there are three bedrooms, study area and the family bathroom. Please note the study area could be re-joined with the front bedroom to the original layout to create a larger bedroom if required. Externally the property boasts a well presented rear garden mainly laid to lawn with shed and greenhouse, and ample on road parking to the front. STPP there is potential to extend further to the rear and/or into the loft space if required. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, wood flooring, radiator.

#### LOUNGE

14' 03" x 12' 0" (4.34m x 3.66m) Original art deco fireplace, double glazed bay window to front, wood flooring, radiator.

#### KITCHEN/DINER

18' 11" x 15' 01" (5.77m x 4.6m) Range of matching wall and base units with worktops over, ceramic sink and drainer, space for cooker, space for washing machine, space for dishwasher, space for American fridge/freezer, double glazed window to side, double glazed stable door to side, double glazed French door to conservatory, wood burning stove, laminate flooring, radiator.



#### CONSERVATORY

10' 10" x 6' 10" (3.3m x 2.08m) Double glazed French doors to rear, double glazed windows to side, laminate flooring, radiator.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 01" x 10' 04" (3.68m x 3.15m) Fireplace, double glazed window to rear, carpet, radiator.



#### BEDROOM 2

11' 02" x 10' 07" (3.4m x 3.23m) Fireplace, double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

7' 05" x 7' 0" (2.26m x 2.13m) Double glazed window to front, carpet, radiator.

#### STUDY AREA

11' 01" x 4' 01" (3.38m x 1.24m) Carpet.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, vinyl flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

56' 0" (17.07m) Decked area with rest laid to lawn, mature flowerbeds and shrubs, shed, greenhouse.

#### FRONT

Off street parking.

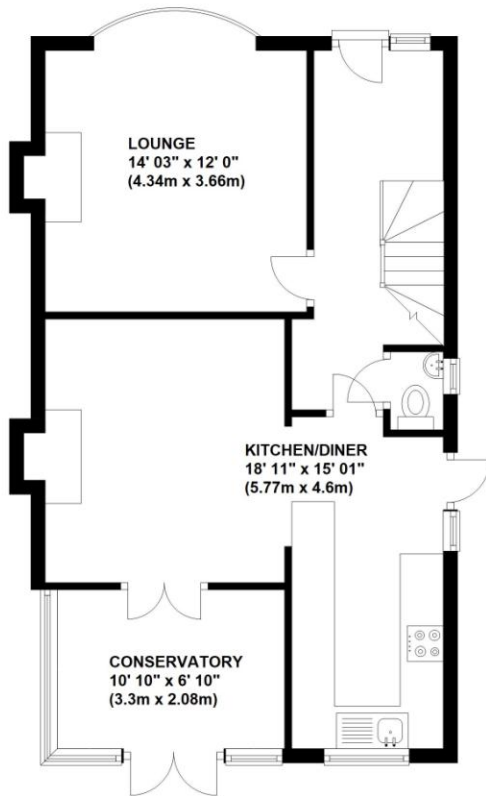
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

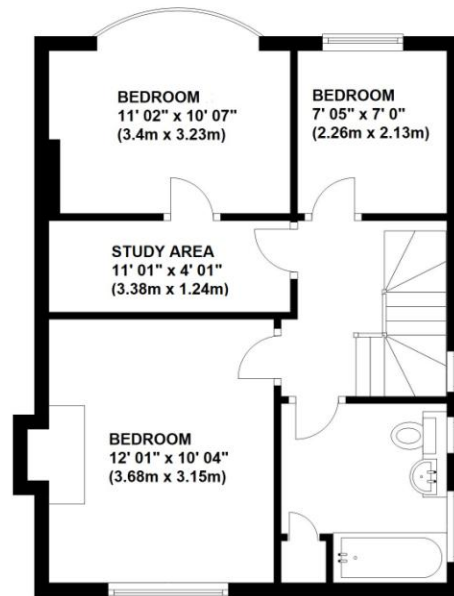
### Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	

WWW.EPC4U.COM

**Construction: Standard**

**Council Tax Band: E**

**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