

# THOMAS BROWN

ESTATES

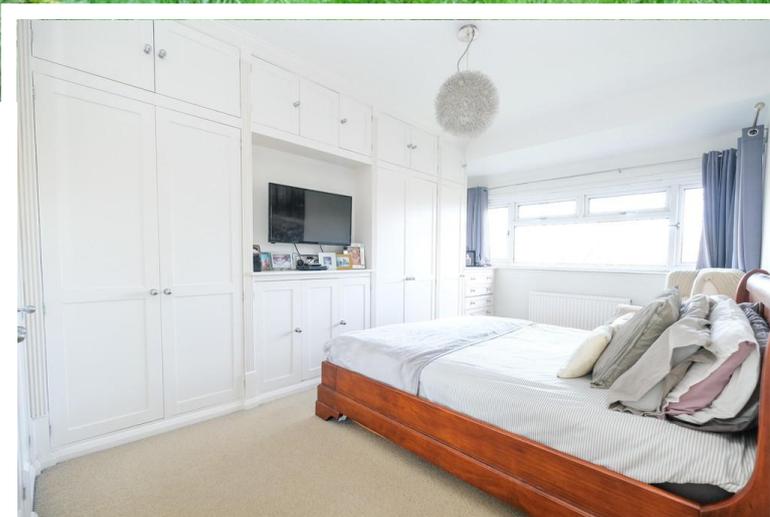
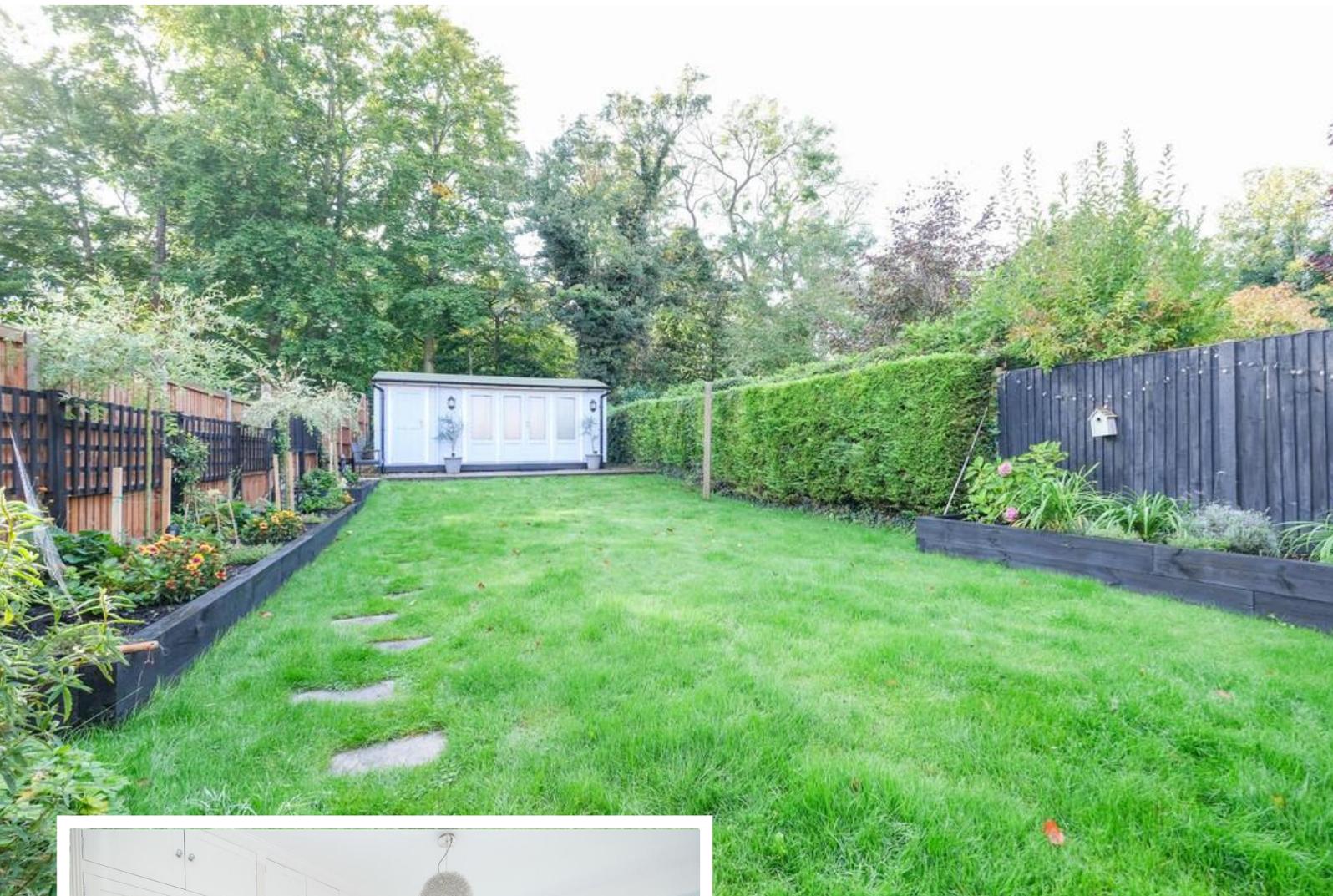


**120 Eton Road, Orpington, BR6 9HF**

**Asking Price: £565,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Chelsfield Station
- Fantastic Potential to Extend (STPP)
- 90' Rear Garden with Cabin





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom semi-detached property boasting a 90' rear garden with cabin, fantastic potential to extend across the rear and/or into the loft space as many have done in the local area (STPP) and is situated within walking distance to Chelsfield Station, The Highway Primary School and Goddington Park. The property comprises; entrance hall, dual aspect lounge/dining room and a modern kitchen only fitted in the last two years. To the first floor are three bedrooms (including two double bedrooms and a larger than average third bedroom) and the family bathroom. Externally there is a 90' rear garden mainly laid to lawn, cabin perfect for a home office or gym with storage to the side, brick built sheds (currently houses white goods) and on road parking to the front. Eton Road is very well located for local schools including The Highway and the renowned St. Olaves and Newstead Woods grammar schools and Goddington Park. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.



#### ENTRANCE HALL

Opaque composite door to front, double glazed opaque window to side, understairs storage, laminate flooring, covered radiator.

#### LOUNGE

14' 10" x 12' 09" (4.52m x 3.89m) Double glazed window to front, laminate flooring, radiator.

#### DINING ROOM

11' 0" x 9' 03" (3.35m x 2.82m) Double glazed sliding door to rear, laminate flooring, covered radiator.

#### KITCHEN

11' 0" x 9' 04" (3.35m x 2.84m) Range of matching wall and base units with granite worktops over, one and half bowl sink, space for range style cooker, extractor hood, integrated fridge, integrated dishwasher, tiled splashback, double glazed window to rear, double glazed opaque door to side, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet.

#### BEDROOM 1

15' 03" x 10' 03" (4.65m x 3.12m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 03" x 11' 01" (3.73m x 3.38m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 06" x 8' 03" (2.9m x 2.51m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, cupboard, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### CABIN (PLUS STORAGE)

14' 02" x 12' 03" (4.32m x 3.73m) (could be used as a home office/gym) Windows and French doors to front, laminate flooring.

#### SOUTH FACING GARDEN

90' (27.43m) Laid to lawn, flowerbeds, side access, two brick built sheds with space for washing machine, fridge/freezer and tumble dryer.

#### FRONT

On road parking.

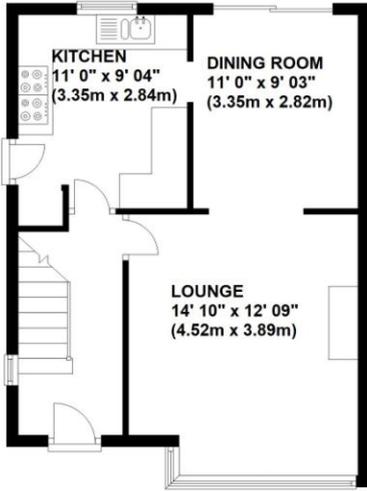
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



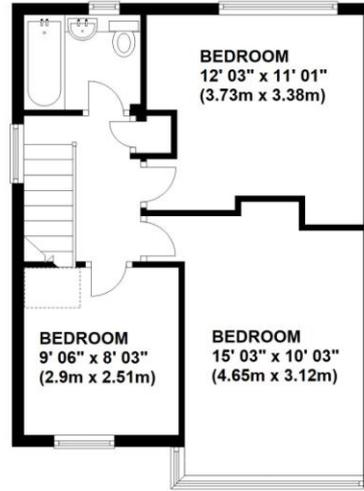
**Ground Floor**

Approx. 44.3 sq. metres (477.3 sq. feet)



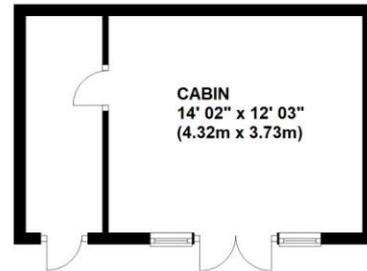
**First Floor**

Approx. 41.5 sq. metres (446.2 sq. feet)



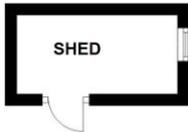
**Outbuilding**

Approx. 21.6 sq. metres (232.3 sq. feet)



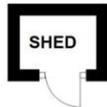
**Outbuilding**

Approx. 3.8 sq. metres (40.4 sq. feet)



**Outbuilding**

Approx. 1.2 sq. metres (13.3 sq. feet)



Total area: approx. 112.4 sq. metres (1209.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Council Tax Band: D**

**Tenure: Freehold**

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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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