

# THOMAS BROWN

ESTATES



**17 Wilmington Avenue, Orpington, BR6 9BJ** **Guide: £568,000-£580,000**

- 3 Bedroom, Rear Extended Semi-Detached House
- Well Located for Orpington High Street
- Off Street Parking for 3/4 Vehicles
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, rear extended three bedroom semi-detached house, finished to a particularly high standard in a sought after location in Orpington with the added benefit of being offered to the market with no forward chain. The property comprises: entrance hallway, living room that is open plan to the extended dining area, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is off street parking for 3/4 vehicles on the block paved drive and a very well kept south facing garden to the rear. Wilmington Avenue is well located for local schools, Orpington High Street and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed window to side, wood effect flooring, radiator.

#### LOUNGE

24' 06" x 11' 0" (7.47m x 3.35m) (open plan to dining area) Double glazed bay window to front, wood effect flooring, radiator.

#### DINING AREA

14' 7" x 13' 11" (4.44m x 4.24m) Double glazed bay window to rear, double glazed door to rear, wood effect flooring, radiator.

#### KITCHEN

12' 0" x 6' 8" (3.66m x 2.03m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated microwave, integrated dishwasher, space for fridge/freezer, double glazed window to side, tiled flooring.



#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to rear, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, airing cupboard, loft hatch.

#### BEDROOM 1

12' 01" x 9' 06" (3.68m x 2.9m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 05" x 7' 11" (2.87m x 2.41m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 08" x 7' 08" (2.64m x 2.34m) Double glazed window to front, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in double shower with rainforest head over, double glazed opaque window to rear, tiled flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

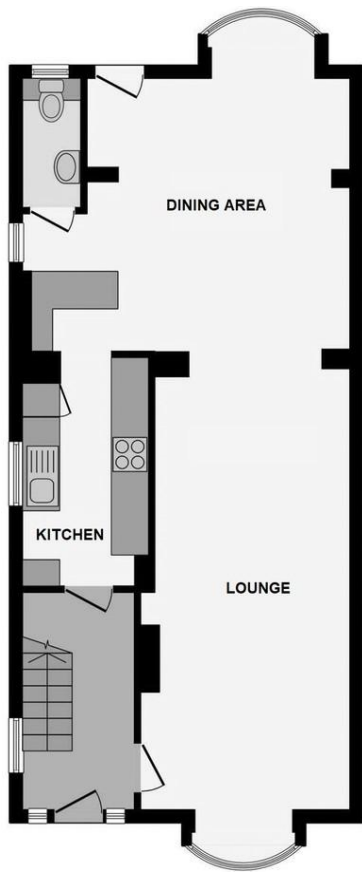
50' 0" x 20' 0" (15.24m x 6.1m) Large patio and decked areas with rest laid to lawn, shed, side access.

#### OFF STREET PARKING

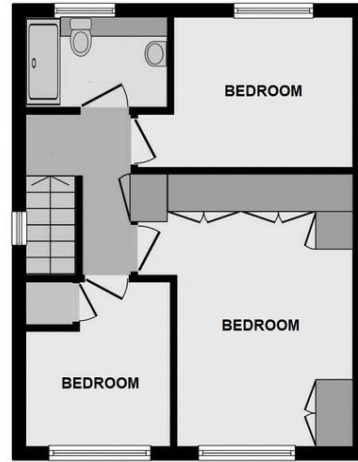
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



**Ground Floor**



**First Floor**

Total floor area 100.8 sq.m. (1,085 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

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>	62	
(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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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.

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