

THOMAS BROWN

ESTATES



9 Markstone Terrace, Orpington, BR6 0DE **Asking Price: £395,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street & Station
- Situated in a Quiet No Through Road
- Garage En-Bloc & On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom mid terraced property with garage en-bloc, situated in a quiet no through road, boasting Broomhill Common, Orpington High Street and Station within walking distance. The accommodation on offer comprises: enclosed entrance porch/utility area, hallway with bespoke storage, modern fitted kitchen and a surprisingly spacious open plan lounge/dining room to the ground floor. To the first floor there are two double bedrooms and a shower room. Externally there is a well kept, low maintenance garden to the rear, on street parking to the front and a garage en-bloc. New Road is well located for Orpington mainline station, Orpington High Street, bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door and double glazed opaque window to front, large storage cupboard and space for washing machine, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, understairs bespoke storage, engineered wood flooring, radiator.

LOUNGE/DINER

19' 09" x 12' 01" (6.02m x 3.68m) Double glazed window and double glazed French doors to rear, engineered wood flooring, two covered radiators.

KITCHEN

9' 08" x 5' 09" (2.95m x 1.75m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hobs with extractor over, integrated fridge/freezer, space for slimline dishwasher, tiled splashbacks, double glazed window to front, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

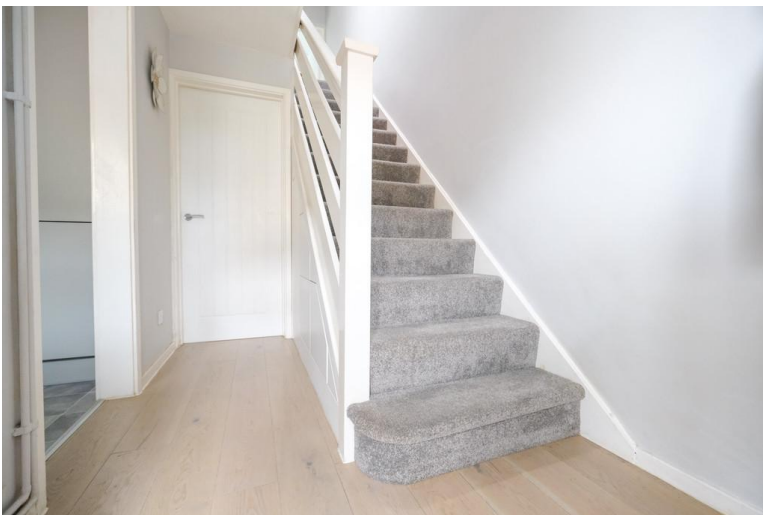
Skylight, carpet.

BEDROOM 1

12' 0" x 10' 03" (3.66m x 3.12m) Double glazed window to rear, loft access, carpet, radiator.

BEDROOM 2

12' 01" x 8' 09" (3.68m x 2.67m) Built in wardrobes, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

COURTYARD STYLE REAR GARDEN

17' 02" x 11' 10" (5.23m x 3.61m) Patio area, flowerbeds.

FRONT GARDEN

Low maintenance.

GARAGE EN-BLOC

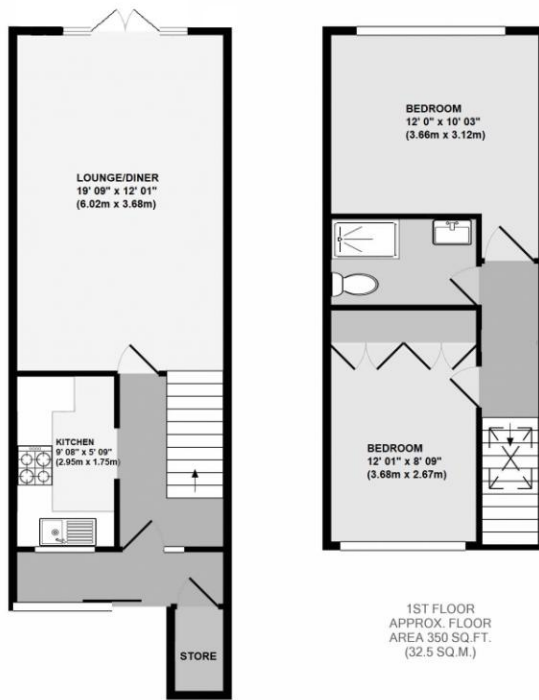
16' 0" x 7' 10" (4.88m x 2.39m) Up and over door.

ON STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Construction: Standard
Council Tax Band: D
Tenure: Freehold

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 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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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

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