

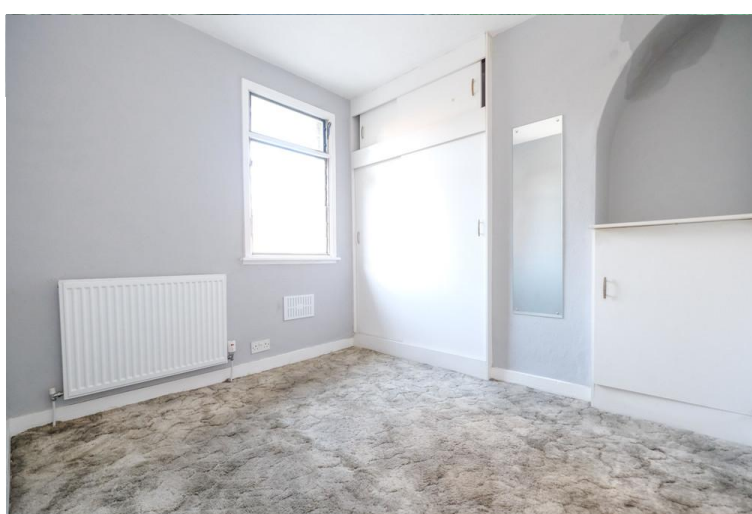


51 Moorfield Road, Orpington, BR6 0HG

Fixed Price: £275,000

- 2 Bedroom Victorian Terrace Cottage
- Potential to Create a Driveway
- Close Proximity to Orpington High Street & Priory Gardens
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom Victorian terraced cottage, being offered to the market with no forward chain and located in central Orpington within close proximity to Orpington High Street and Priory Gardens. The accommodation does require modernisation throughout and comprises; lounge, kitchen and a wet room style shower room to the ground floor. To the first floor are two bedrooms. Externally there is a garden to the front of the property and on road parking. STPP there is potential to create a driveway as others have done on the road. Moorfield Road is well located for Orpington mainline station and High Street, local parks such as Priory Gardens as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



LOUNGE

11' 02" x 10' 02" (3.4m x 3.1m) Door to front, window to front, radiator.

KITCHEN

8' 09" x 8' 09" (2.67m x 2.67m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, understairs storage cupboard, window to rear, radiator.



SHOWER ROOM

Low level WC, wash hand basin, shower, window to side, door to side, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 02" x 10' 02" (3.4m x 3.1m) Window to front, carpet, radiator.



BEDROOM 2

8' 09" x 8' 06" (2.67m x 2.59m) Fitted wardrobes, window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN TO FRONT

60' 0" (18.29m) (approx.) Laid to lawn, mature shrubs.

FRONT

On road parking, STPP potential to create a drive.

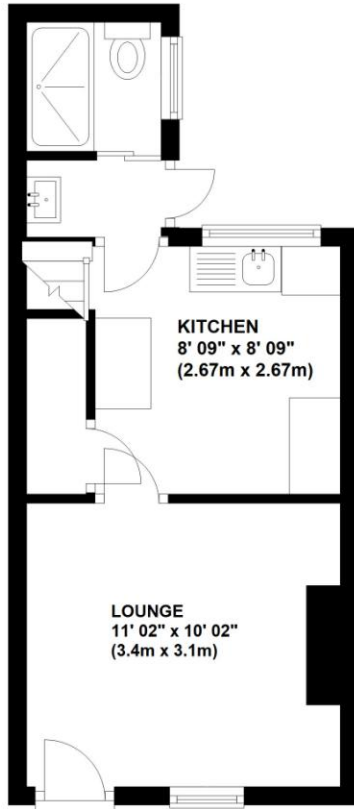
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



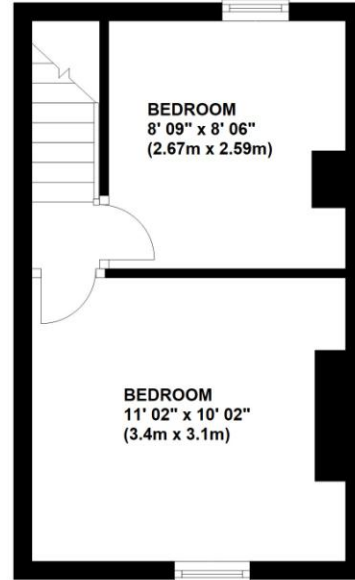
Ground Floor

Approx. 23.9 sq. metres (257.0 sq. feet)



First Floor

Approx. 20.3 sq. metres (218.2 sq. feet)



Total area: approx. 44.1 sq. metres (475.2 sq. feet)



Construction: Standard

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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