

THOMAS BROWN

ESTATES

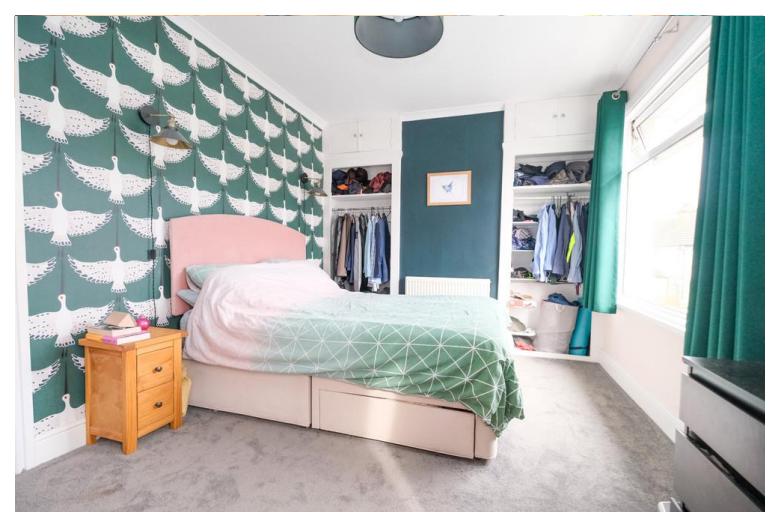


40 Elmcroft Road, Orpington, BR6 0HY

Asking Price: £425,000

- 3 Bedroom Victorian Mid Terrace House
- Well Located for Orpington High Street & Station
- 25'3 Dual Aspect Lounge/Diner
- Close to Sought After Schools & Parks





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom mid terrace Victorian property boasting a 25'3 dual aspect lounge/dining room and is situated in a very convenient location for Orpington High Street and Station. The property comprises; entrance hall, dual aspect lounge/dining room with direct access to the rear garden, kitchen and the family bathroom to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being doubles). Externally there is a 36' garden to the rear aspect of the property, perfect for entertaining and alfresco dining and on road parking to the front. Elmcroft Road is very well located for Orpington High Street, Orpington mainline station, local schools, parks and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Opaque composite door to front, understairs storage, laminate flooring, radiator.

LOUNGE/DINER

25' 03" x 10' 02" (7.7m x 3.1m) Double glazed bay window to front, double glazed French doors to rear, laminate flooring, two radiators.

KITCHEN

13' 01" x 5' 10" (3.99m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated dishwasher, space for cooker, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window to side, tiled flooring, radiator.



LOBBY

Storage, double glazed opaque door to side, tiled flooring.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet.

BEDROOM 1

16' 02" x 9' 11" (4.93m x 3.02m) (measured at maximum) Fitted storage, two double glazed windows to front, carpet, radiator.

BEDROOM 2

12' 0" x 8' 05" (3.66m x 2.57m) Fitted wardrobes, fitted storage, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 03" x 6' 01" (2.51m x 1.85m) Double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:



GARDEN

36' 0" (10.97m) Patio area with rest laid to lawn, mature shrubs, shed, rear access.

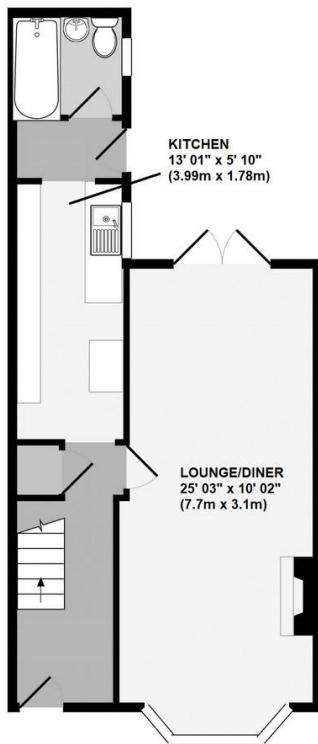


FRONT GARDEN

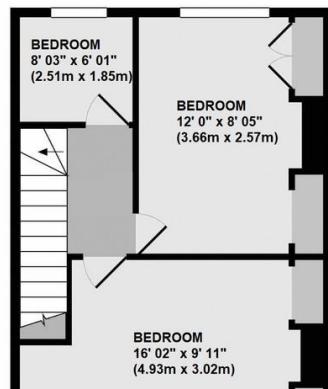
Low maintenance.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 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: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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