

THOMAS BROWN

ESTATES



114 Tubbenden Lane, Orpington, BR6 9PR

Asking Price: £615,000

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for Orpington Station & Sought After Schools
- Fantastic Potential to Extend (STPP)
- 2 Reception Rooms, Driveway





Property Description

Thomas Brown Estates are delighted to present this three bedroom semi-detached chalet style home situated on a highly sought after residential road in the BR6 area. The property is conveniently located within easy walking distance of Orpington railway station, making it ideal for commuters travelling into London. It is also close to several well regarded schools, including Darrick Wood School, Newstead Wood School for Girls, and Tubbenden Primary School.

The accommodation includes an entrance hallway, lounge, dining room, kitchen, third bedroom, bathroom and a separate WC on the ground floor. The first floor offers two spacious double bedrooms and a study/cot room, which can be accessed from both bedrooms.

Outside the property benefits from a mature rear garden mainly laid to lawn, a garage used for storage and a driveway providing off street parking at the front.

Subject to planning permission, there is excellent potential to extend the property either by enlarging the first floor or adding a rear extension, as many neighbouring homes have done.

Please contact Thomas Brown Estates to arrange a viewing and fully appreciate the excellent location and potential this property offers.



ENTRANCE HALL

Double glazed opaque door to side, exposed floorboards, covered radiator.

LOUNGE

17' 0" x 11' 10" (5.18m x 3.61m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

13' 10" x 11' 0" (4.22m x 3.35m) Double glazed French doors to rear, exposed floorboards, radiator.

KITCHEN

10' 10" x 10' 03" (3.3m x 3.12m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side.



BEDROOM 3

9' 0" x 8' 02" (2.74m x 2.49m) Double glazed bay window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.



BEDROOM 1

16' 02" x 13' 04" (4.93m x 4.06m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 04" x 12' 0" (4.06m x 3.66m) Double glazed window to rear, exposed floorboards, radiator.

STUDY/COT ROOM

9' 07" x 5' 05" (2.92m x 1.65m) (accessed via bedroom 1 & 2) Double glazed opaque window to side, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

72' 0" (21.95m) Patio and gravelled areas with rest laid to lawn, side access.

FRONT

Drive, laid to lawn, mature shrubs.

GARAGE (STORAGE ONLY)

11' 09" x 7' 07" (3.58m x 2.31m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

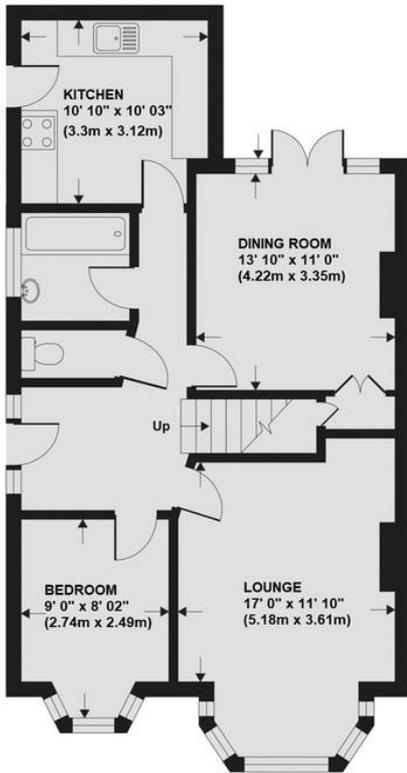


Approximate Area = 1156 sq ft / 107.4 sq m (exclude garage)

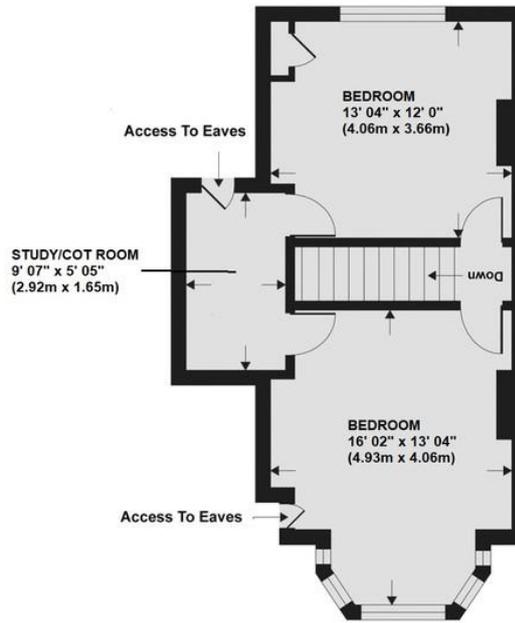
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1252 sq ft / 116.3 sq m

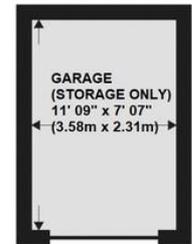
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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