

# THOMAS BROWN

ESTATES



**47 Malvern Road, Orpington, BR6 9HA**

**Asking Price: £563,000**

- 3 Bedroom Extended Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Well Located for Chelsfield Station & Local Schools
- No Forward Chain, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom semi-detached bungalow being offered to the market with no forward chain and fantastic potential to extend further (STPP), located on a quiet, tree lined residential road in South Orpington. The property is situated within easy walking distance to Chelsfield Station and within close proximity to many sought after schools such as St. Olaves Secondary School and The Highway Primary School. The accommodation on offer comprises: entrance hallway, lounge/dining room leading to the rear garden, kitchen/breakfast room, three bedrooms and a shower room. Externally there is a mature rear garden mainly laid to lawn and a driveway to the front. STPP the property could be extended into the loft space and/or to the side as many have done in the local area. Malvern Road is well located for local schools, shops, bus routes, Orpington High Street and local shops, and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





#### ENTRANCE PORCH

Composite door to front, double glazed opaque panel to side, carpet.

#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE/DINER

26' 06" x 11' 10" (8.08m x 3.61m) Double glazed French door to rear, carpet, radiator.

#### KITCHEN/BREAKFAST ROOM

20' 01" x 11' 10" (6.12m x 3.61m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for washing machine, space for undercounter fridge, space for undercounter freezer, double glazed window to side, double glazed opaque panel to side, double glazed French door to rear, vinyl flooring, radiator.



#### BEDROOM 1

12' 01" x 9' 05" (3.68m x 2.87m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

10' 11" x 9' 08" (3.33m x 2.95m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 3

9' 05" x 6' 06" (2.87m x 1.98m) Double glazed opaque door to side, carpet.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

95' 0" (28.96m) Patio area with rest laid to lawn, mature shrubs.

#### GARAGE

31' 0" x 11' 04" (9.45m x 3.45m) Up and over door to front, door to rear.

#### FRONT

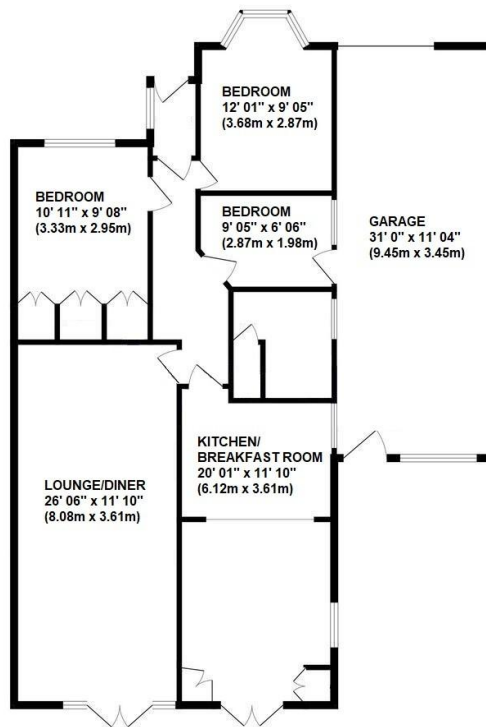
Drive, rockery.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



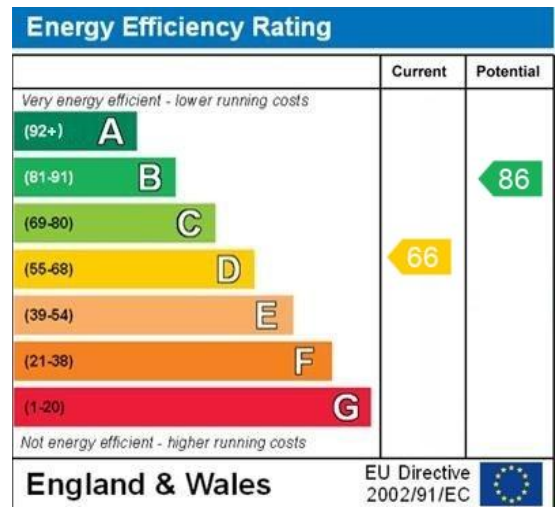
# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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**Council Tax Band: E**  
**Tenure: Freehold**



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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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