

# THOMAS BROWN

## ESTATES

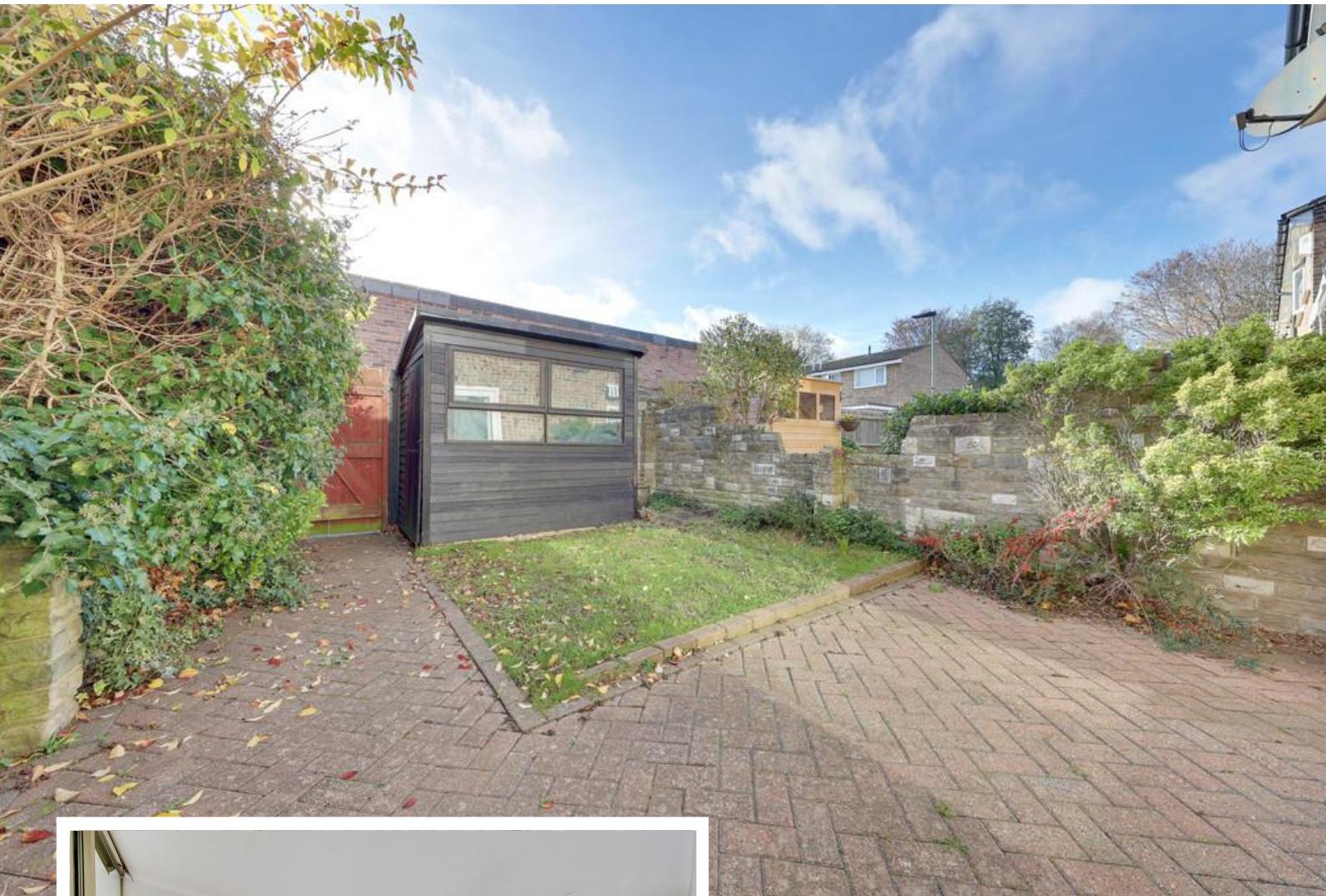


**12 Cowden Road, Orpington, BR6 0TR**

**Fixed Price: £440,000**

- 3 Bedroom Mid Terrace House
- Close to Poverest Park & Orpington Station
- Catchment of Perry Hall Primary School
- No Forward Chain, Deceptively Spacious





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious three bedroom terraced property being offered to the market with no forward chain. It is situated in a quiet location as well as being in the catchment of Perry Hall Primary School (Ofsted rating: outstanding) and within walking distance of Petts Wood & Orpington Stations and High Streets. The property must be viewed to fully appreciate the quality of location and accommodation on offer. The property on offer comprises: entrance hall, spacious kitchen/diner, living room that spans the rear of the property and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there are well kept front and rear gardens, and ample parking for residents to the front. Other benefits include central heating system and double glazing. Cowden Road is well located for Poverest Park, local schools, Orpington High Street, Orpington Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.





#### ENTRANCE HALL

Double glazed opaque door to side, laminate flooring.

#### LOUNGE

15' 11" x 13' 0" (4.85m x 3.96m) Double glazed sliding door to rear, laminate flooring, radiator.

#### KITCHEN/DINER

15' 11" x 14' 04" (4.85m x 4.37m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, understairs storage area, double glazed window to front, laminate flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

#### BEDROOM 1

12' 08" x 8' 11" (3.86m x 2.72m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11' 01" x 8' 11" (3.38m x 2.72m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

9' 08" x 6' 09" (2.95m x 2.06m) Double glazed window to rear, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, tile effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:



#### SOUTH FACING GARDEN

21' 0" x 16' 0" (6.4m x 4.88m) Patio area, part laid to lawn, shed, rear access.

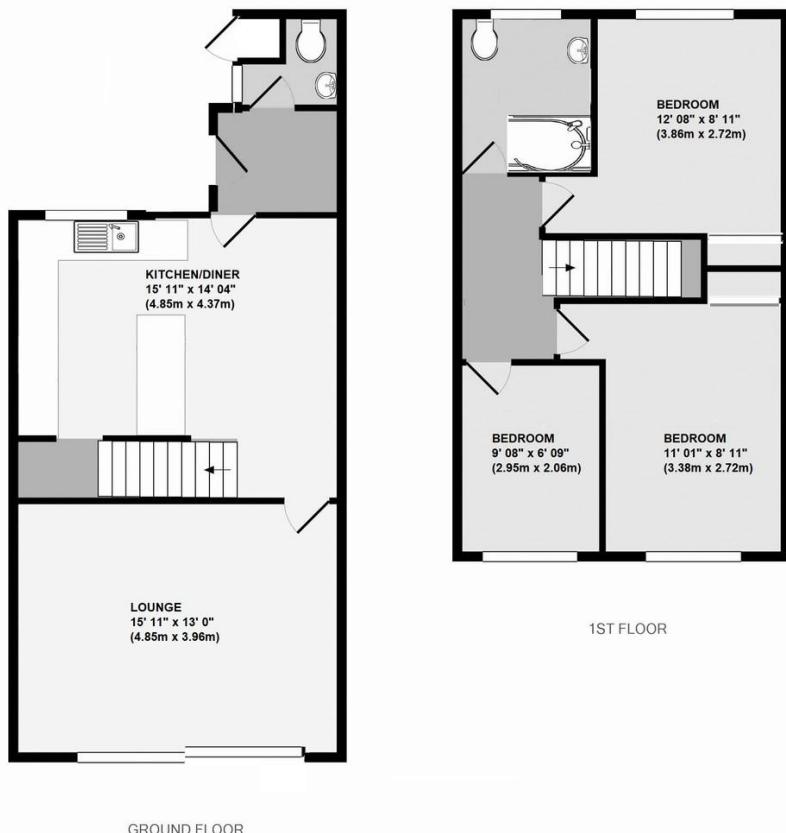
#### FRONT

Part laid to lawn, path, storage cupboard, parking for residents.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(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		

**Council Tax Band: D**

**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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