

# THOMAS BROWN

## ESTATES



**133 Tubbenden Lane, Orpington, BR6 9PP**

**Asking Price: £650,000**

- 3 Bedroom, Rear Extended Semi-Detached House
- Close Proximity to Orpington Station
- 2 Reception Rooms, Downstairs WC
- Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this rear extended three bedroom semi-detached family home, ideally positioned within close proximity of Orpington mainline station, the highly regarded Darrick Wood, Newstead and Tubbenden schools, and a short walk to local shops.

The accommodation comprises a welcoming entrance hallway, a spacious lounge and a bright dining room with feature vaulted ceiling and direct access to the rear garden. The ground floor further benefits from a fitted kitchen and a convenient downstairs WC.

To the first floor, the landing provides access to three well proportioned bedrooms, all benefiting from fitted wardrobes, along with a family bathroom.

Externally, the property offers a well maintained rear garden, mainly laid to lawn with a decked seating area, ideal for outdoor entertaining. To the front there is a driveway providing off-street parking as well as a garage to the side.

Situated on Tubbenden Lane, the property is perfectly located for local schools, shops, bus routes and Orpington mainline station. Early viewing is highly recommended to fully appreciate the central location on offer in this ever popular BR6 area.





#### ENTRANCE HALL

Double glazed composite door and window to side, under stairs cupboard, carpet, radiator.

#### LOUNGE

25' 06" x 11' 11" (7.77m x 3.63m) (measured into bay) Double glazed window to front, laminate flooring, radiator.

#### DINING ROOM

16' 05" x 11' 02" (5m x 3.4m) Double glazed window to rear, Velux windows, double glazed French doors to rear, carpet, radiator.

#### KITCHEN

10' 06" x 8' 10" (3.2m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, plumbing for washing machine, space for American fridge/freezer, tiled splashbacks, double glazed door to side, double glazed window to rear, vinyl flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 10" x 10' 09" (3.91m x 3.28m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 06" (3.35m x 3.2m) (measured to back of wardrobes) Fitted wardrobes and dressing table, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 02" x 7' 01" (2.49m x 2.16m) Fitted bed with storage, fitted wardrobes and shelving, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, double glazed opaque window to rear, part tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) (approx.) Decked area to rear with rest laid to lawn, side access, outside tap.

#### GARAGE

15' 09" x 8' 09" (4.8m x 2.67m) Power and light.

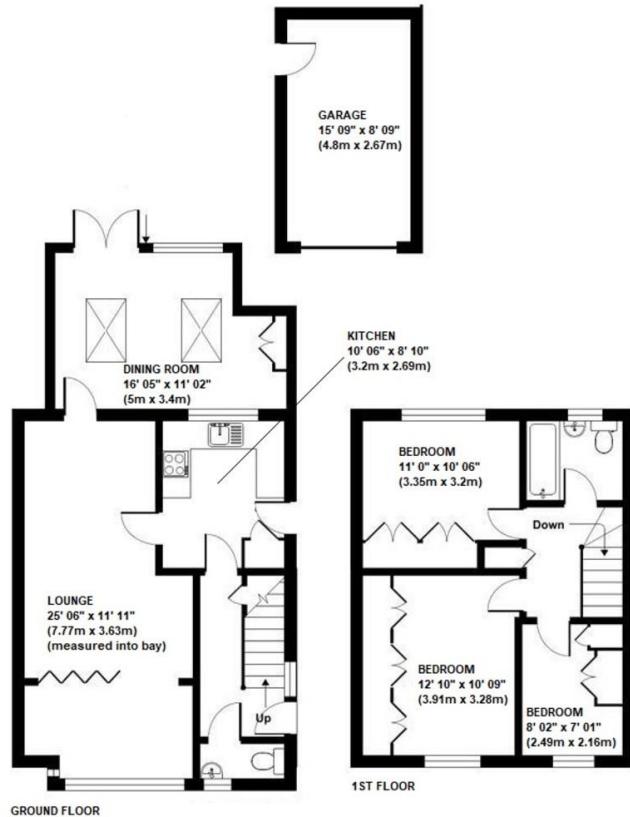
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED





Approximate Area = 1227 sq ft / 113 sq m (includes garage)  
This plan is for illustration purpose only - not to scale



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)

[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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