

THOMAS BROWN

ESTATES



10 Uplands Road, Orpington, BR6 0RJ

Asking Price: £525,000

- 3 Bedroom Semi-Detached House, Recently Renovated
- Impressive 18'11 x 11'07 Kitchen/Dining Room
- Quiet yet Highly Central Location
- Rear Extended, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer for sale this beautifully renovated, rear extended three bedroom semi-detached home (1357 sq. ft), ideally positioned in a quiet yet highly central location within easy walking distance of Orpington High Street and mainline station.

The well presented accommodation comprises an entrance porch and hallway, a comfortable lounge, an impressive 18'11 x 11'07 kitchen/dining room, and an additional study/family room to the ground floor. To the first floor are three well proportioned bedrooms and a stylish modern family bathroom.

Externally, the property benefits from a block paved driveway providing off street parking for two vehicles, while the rear garden is mainly laid to lawn and features brick built storage sheds.

Subject to the necessary planning permissions, the property offers excellent potential for further extension to the rear and/or into the loft space.

Uplands Road is conveniently located for well-regarded local schools, shops, bus routes, Orpington High Street and mainline station. Viewing is highly recommended to fully appreciate the quality of finish and the superb central location. Please contact Thomas Brown Estates to arrange an appointment.



ENTRANCE PORCH

Composite door to front, double glazed window to front and side, tile effect flooring.

ENTRANCE HALL

Wooden door to front, double glazed opaque window to side, carpet, radiator.

LOUNGE

12' 09" x 12' 08" (3.89m x 3.86m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

18' 11" x 11' 07" (5.77m x 3.53m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed door to side, Quick-Step flooring, radiator.

FAMILY ROOM/STUDY

10' 11" x 8' 0" (3.33m x 2.44m) Double glazed composite door to side, double glazed window to side and rear, Quick-Step flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM

12' 07" x 11' 0" (3.84m x 3.35m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM

12' 08" x 10' 04" (3.86m x 3.15m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM

9' 05" x 8' 04" (2.87m x 2.54m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest head and shower attachment, double glazed opaque window to rear, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

60' 0" (18.29m) Patio area with rest laid to lawn, brick built storage cupboard.

GARAGE TO REAR OF GARDEN

18' 01" x 9' 03" (5.51m x 2.82m) (currently being used as storage) Access to rear.

OFF STREET PARKING

Block paved drive for two vehicles.

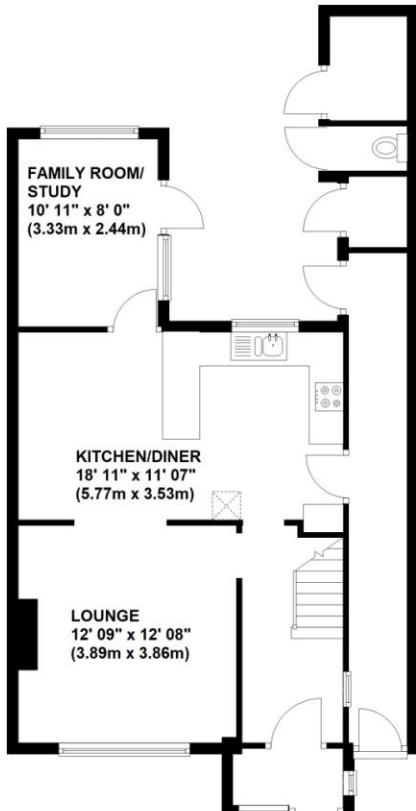
COVERED SIDE ACCESS

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



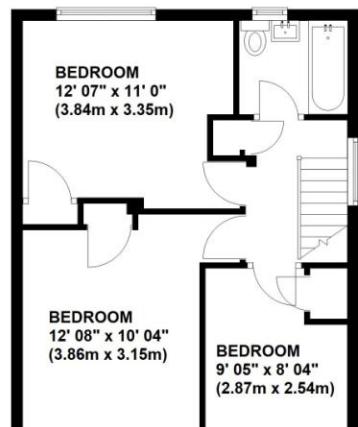
Ground Floor
Approx. 68.2 sq. metres (733.9 sq. feet)



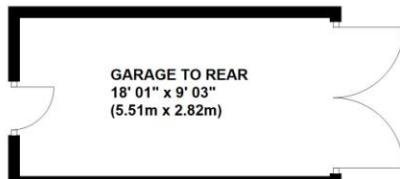
Total area: approx. 126.2 sq. metres (1357.9 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.

First Floor
Approx. 42.3 sq. metres (455.6 sq. feet)



Outbuilding
Approx. 15.6 sq. metres (168.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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