

# THOMAS BROWN

ESTATES



**6 Sanderstead Road, Orpington, BR5 4AE**

**Fixed Price: £340,000**

- 2 Bed Mid Terrace Victorian House
- Short Walk to Orpington High Street
- 2 Reception Rooms
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this two bedroom mid terrace Victorian cottage, ideally located in a convenient and popular area of Orpington, boasting a short walk to Orpington High Street and is being offered to the market with no forward chain .

The accommodation comprises a living room, separate dining room, modern fitted kitchen and a ground floor WC. To the first floor are two well-proportioned bedrooms and a spacious family bathroom.

Externally, the property benefits from on street parking to the front and a rear garden with a patio area, perfect for entertaining.

Sanderstead Road is situated within one mile of St. Mary Cray mainline station and within walking distance of Orpington High Street, Orpington station, local schools, shops, and bus routes.

Internal viewing is highly recommended. Please contact Thomas Brown Estates to arrange your appointment.



#### LOUNGE

11' 03" x 9' 05" (3.43m x 2.87m) Sash window to front, exposed floor boards, radiator.

#### DINING ROOM

11' 02" x 9' 04" (3.4m x 2.84m) Feature fireplace, double glazed French doors to rear, exposed floor boards, radiator.

#### KITCHEN

10' 06" x 6' 0" (3.2m x 1.83m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, double glazed door to side, double glazed window to side and rear, tiled flooring.



#### CLOAKROOM

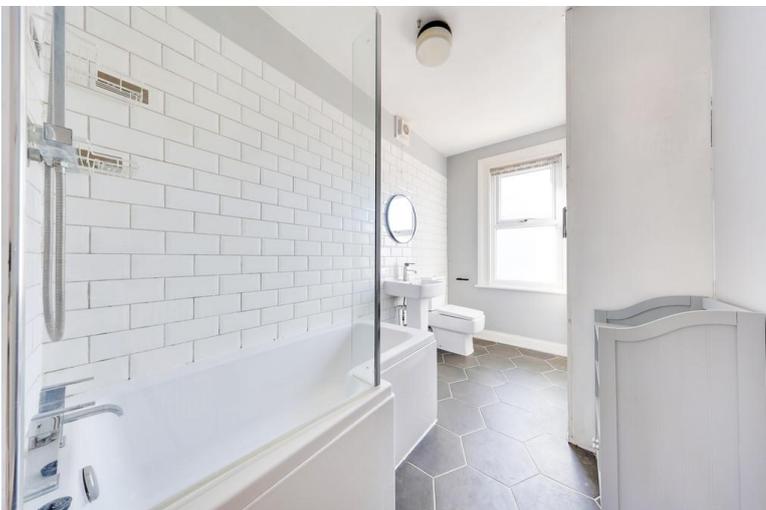
Low level WC, wash hand basin, exposed floor boards.

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

11' 02" x 9' 06" (3.4m x 2.9m) Built in wardrobe, two sash windows to front, carpet, two radiators.



#### BEDROOM 2

9' 06" x 7' 01" (2.9m x 2.16m) Built in wardrobe, sash window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and attachment, storage cupboard, double glazed opaque window to rear, part tiled walls, tiled flooring, radiator.

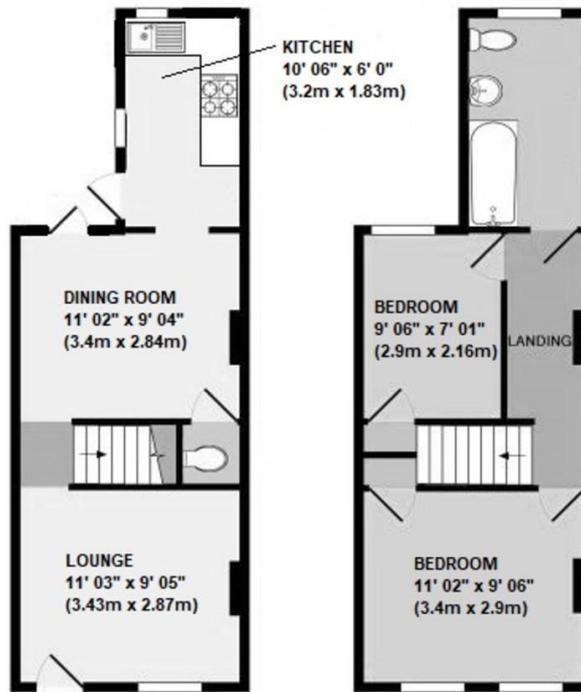
#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, shed.



#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(28.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

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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**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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