

# THOMAS BROWN

ESTATES

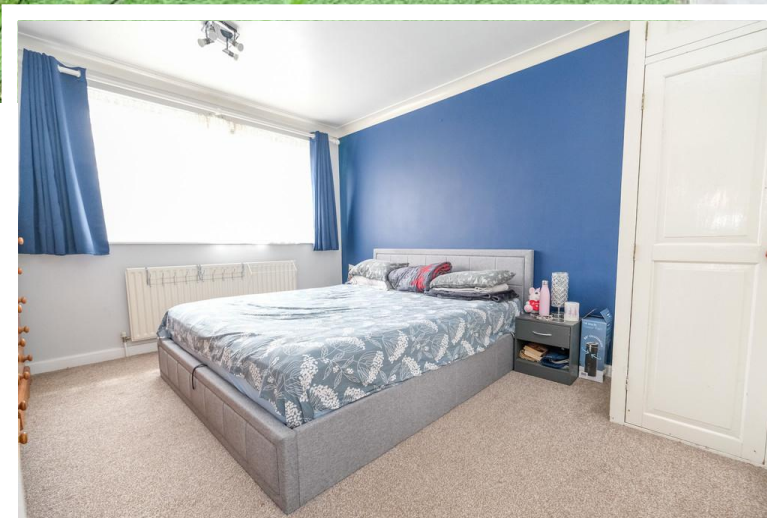


**53 Gumping Road, Orpington, BR5 1RX**

**Asking Price: £575,000**

- 3/4 Bedroom Semi-Detached House
- Close to Crofton & Darrick Wood Schools
- 2 Bathrooms, Rear Extended
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this rear extended three/four bedroom, two bathroom semi-detached property being offered to the market with no forward chain, situated in a highly sought after location boasting close proximity to Darrick Wood Schools, Crofton Primary School and Orpington/Petts Wood Stations. The accommodation on offer comprises: entrance porch and hallway, extended lounge/dining room with feature part vaulted ceiling, shower room, kitchen and fourth bedroom/study to the ground floor. To the first floor there is a landing providing access to three bedrooms and a family bathroom. Externally there is a very well kept low maintenance rear garden, and off street parking for two vehicles to the front via the block paved drive. Gumping Road is well located for easy access to both Orpington and Petts Wood stations, bus routes, local shops and local schools. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and floorspace on offer.



#### ENTRANCE PORCH

Double glazed door to front, double glazed panels to front and side, tiled flooring, radiator.

#### ENTRANCE HALL

Composite door to front, storage cupboard, laminate flooring, radiator.

#### LOUNGE/DINER

20' 0" x 17' 06" (6.1m x 5.33m) Double glazed patio doors to rear, two Velux roof windows, double glazed window to side and rear, tiled and laminate flooring, underfloor heating, two radiators.

#### KITCHEN

15' 11" x 6' 05" (4.85m x 1.96m) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer taps, Rangemaster oven and hob with extractor over, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, space for dryer, tiled splashbacks, double glazed window to front, tiled flooring.



#### BEDROOM 4/STUDY

12' 05" x 7' 01" (3.78m x 2.16m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, tiled walls, tiled flooring, heated towel rail, extractor fan.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, carpet.

#### BEDROOM 1

15' 0" x 10' 09" (4.57m x 3.28m) (measured to back of fitted wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.



#### BEDROOM 2

10' 07" x 10' 07" (3.23m x 3.23m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 07" x 6' 04" (2.62m x 1.93m) (measured to longest point) Built in cupboard, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding bath, tiled walls, tiled flooring, heated towel rail, radiator.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

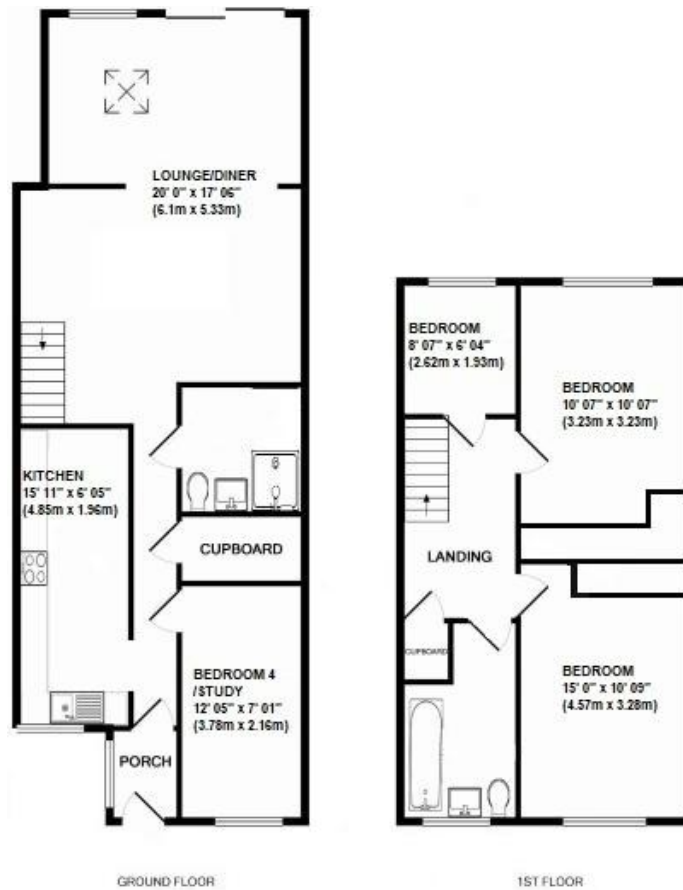
20' 0" x 20' 0" (6.1m x 6.1m) (approx.) Patio area with artificial lawn, side access.

#### OFF STREET PARKING

Block paved drive for two vehicles.

#### DOUBLE GLAZING

#### 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(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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**Construction: Standard**

**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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