

THOMAS BROWN

ESTATES

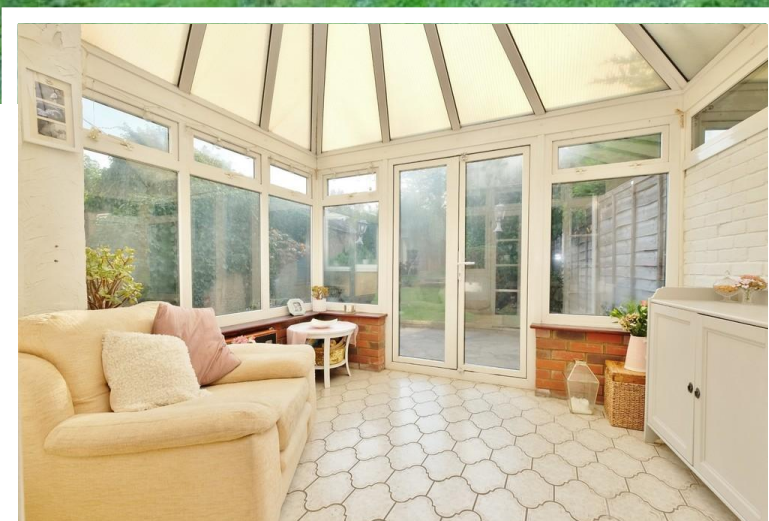


23 Oakhill Road, Orpington, BR6 0AE

Asking Price: £595,000

- 3 Bedroom Semi Detached House
- Potential to Extend (STPP)
- 27' Open Plan Lounge/Dining Room
- Fantastic Location, No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this end of chain, bay fronted 1930s semi detached property in need of modernisation, situated in the ever sought after Knoll area of Orpington, boasting a very quiet location yet within minutes of Orpington Station and High Street. The accommodation comprises: entrance porch and hallway, 27' open plan lounge/dining room, fitted kitchen, conservatory and a WC to the ground floor. To the first floor are three bedrooms and the modern family bathroom. Externally the property has a sizeable well kept rear garden, garage to the rear/side, 28' carport to the side and a drive to the front. STPP there is potential to extend across the rear, to the side and/or into the loft space if required as many have done in the location. Oakhill Road is well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended to appreciate the premium



location on offer and potential to extend.

ENTRANCE PORCH

Double door to front, windows to front and side, tiled flooring.

ENTRANCE HALL

Wooden door to front, opaque window to side, window to porch, vinyl flooring, radiator.

LOUNGE/DINER

27' 04" x 12' 05" (8.33m x 3.78m) (measured at maximum) Windows to front, French doors to Conservatory, windows to conservatory, carpet, two radiators.

CONSERVATORY

11' 05" x 9' 0" (3.48m x 2.74m) Brick base, double glazed French doors to rear, double glazed windows to side and rear, tiled flooring.

KITCHEN

12' 01" x 7' 05" (3.68m x 2.26m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, integrated dishwasher, space for under counter fridge, space for washing machine, tiled splashbacks, opaque door to side, double glazed window to rear, vinyl flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, opaque window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft hatch, opaque window to side, carpet.

BEDROOM 1

12' 05" x 12' 05" (3.78m x 3.78m) (measured to back of wardrobes) Built in wardrobes, bay window to front, carpet, radiator.

BEDROOM 2

14' 01" x 10' 10" (4.29m x 3.3m) (measured to back of wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 01" x 7' 10" (2.77m x 2.39m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with attachment and shower over, opaque window to front, tiled walls, tiled flooring with under flooring heating, heated towel rail.

OTHER BENEFITS I INCLUDE:

OFF STREET PARKING

Driveway with rest laid to lawn, mature flowerbeds and shrubs.

GARDEN

80' 0" (24.38m) Patio area with rest laid to lawn, mature flowerbeds.

CABIN

Timber construction, double doors and windows to front, power and light.

CARPORT

28' 06" x 8' 07" (8.69m x 2.62m) Access to garage, up and over door to front.

GARAGE

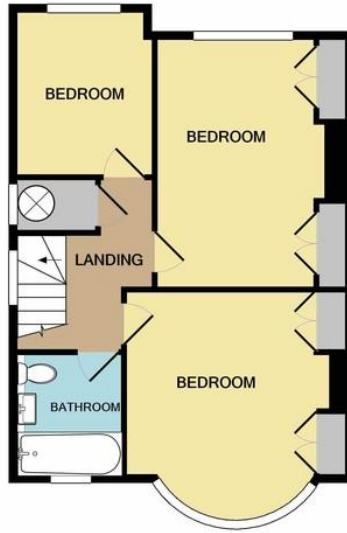
Door to front.

NO FORWARD CHAIN

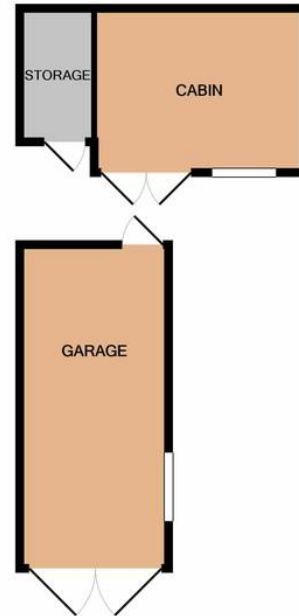




GROUND FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 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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Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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