

THOMAS BROWN

ESTATES



48 Gumping Road, Orpington, BR5 1RX

Asking Price: £480,000

- 3 Bedroom End of Terrace House
- Open Plan Lounge/Dining Room
- No Forward Chain
- Close to Darrick Wood & Crofton Schools





Property Description

Thomas Brown Estates are delighted to offer this end of chain, three bedroom end of terrace property situated in a highly sought after location, within close proximity to Darrick Wood Schools, Crofton Primary School and Orpington Station. The accommodation on offer comprises: entrance porch and hallway, open plan lounge/dining room that spans the property, fitted kitchen and a conservatory 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 well kept rear garden laid to lawn, and a garage and driveway to the front. 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 location.



ENTRANCE PORCH

Double glazed composite door to side, storage cupboard, tile effect flooring.

ENTRANCE HALL

Wooden door to porch, carpet, radiator.

LOUNGE/DINER

17' 04" x 14' 11" (5.28m x 4.55m) Double glazed sliding doors to Conservatory, carpet, radiator.

CONSERVATORY

10' 07" x 4' 05" (3.23m x 1.35m) Brick base, double glazed door to side, double glazed windows to three sides, tile effect flooring.



KITCHEN

10' 04" x 6' 04" (3.15m x 1.93m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, tiled splashbacks and walls, double glazed window to front, tile effect flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft hatch, carpet.

BEDROOM

14' 10" x 10' 06" (4.52m x 3.2m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM

10' 07" x 10' 07" (3.23m x 3.23m) (measured at maximum) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

8' 07" x 6' 05" (2.62m x 1.96m) (measured at maximum) Built in storage, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to front, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

22' 0" x 20' 0" (6.71m x 6.1m) Mainly laid to lawn, side access, shed, mature flowerbeds.

OFF STREET PARKING

Driveway with rest laid to lawn, access to garage,

GARAGE

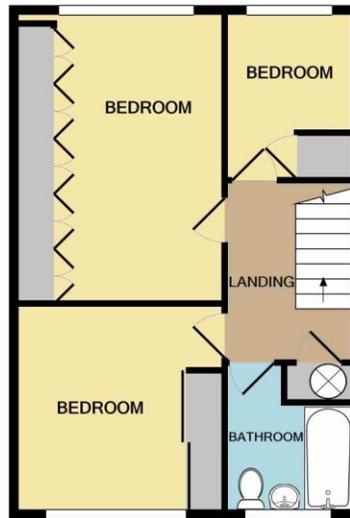
17' 01" x 7' 09" (5.21m x 2.36m) Up and over door.

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 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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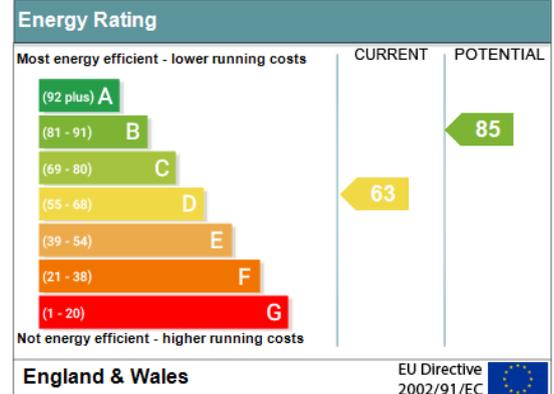
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 48 GUMPING ROAD, ORPINGTON, ORPINGTON, BR5 1RX
RRN: 9030-2420-9009-0065-0202



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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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