

# THOMAS BROWN

ESTATES



**14 Cobden Road, Farnborough Village, BR6 7DU Asking Price: £420,000**

- 3 Bedroom, Halls Adjoining Semi Detached House
- 5 Minutes Walk to Green Belt Countryside
- No Forward Chain
- Close to Good Schools





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom halls adjoining semi-detached Victorian house, situated in the ever sought after Farnborough Village, boasting close proximity to Farnborough Primary School, Tubbenden Primary School and Darrick Wood Schools with the potential to extend to the ground floor and/or into the loft space as others have done in the local area (STPP). The accommodation comprises; entrance porch and hall, dual aspect lounge/dining room, modern fitted kitchen and the family bathroom to the ground floor. To the first floor are three bedrooms, including two double bedrooms and a WC. Externally there is a well kept, private garden to the rear with feature summerhouse and ample on road parking to the front. Cobden Road is well located for local shops, stations and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### FRONT

Low maintenance front garden, on road parking.

#### ENTRANCE PORCH

Opaque door to front, opaque window to front.

#### ENTRANCE HALL

Wooden door to front, vinyl flooring, radiator.

#### LOUNGE

13' 06" x 10' 06" (4.11m x 3.2m) Double glazed bay window to front, carpet, two radiators, open plan to Dining Room:

#### DINING ROOM

11' 03" x 11' 01" (3.43m x 3.38m) Double glazed window to rear, under stairs cupboard, vinyl flooring, radiator.

#### KITCHEN

10' 01" x 9' 03" (3.07m x 2.82m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, cooker to stay, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window to side, vinyl flooring.

#### LOBBY AREA

Wooden door to side, storage cupboard, vinyl flooring.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed windows to side and rear, tiled walls, vinyl flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

13' 10" x 11' 03" (4.22m x 3.43m) Two double glazed windows to front, painted floorboards, radiator.

#### BEDROOM 2

11' 02" x 8' 01" (3.4m x 2.46m) Double glazed window to rear, painted floorboards, radiator.

#### BEDROOM 3

9' 04" x 6' 09" (2.84m x 2.06m) Double glazed window to rear, vinyl flooring, radiator.



#### SEPARATE WC

Low level WC, wash hand basin, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

55' 0" (16.76m) Patio area with rest laid to lawn, side access, summerhouse, shed, mature flowerbeds.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





GROUND FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 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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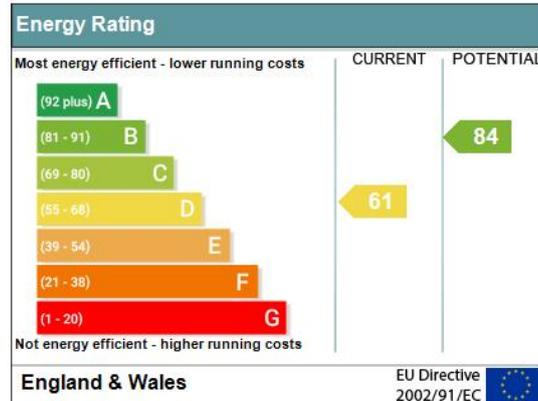
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

**Address:** 14 COBDEN ROAD, ORPINGTON, ORPINGTON, BR6 7DU  
**RRN:** 9310-2828-8000-2500-1011



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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