

THOMAS BROWN

ESTATES



31 Gumping Road, Orpington, BR5 1RX

Asking Price: £495,000

- 3 Bedroom End of Terrace House
- Large Rear Garden
- Highly Sought After Location
- Close to Darrick Wood & Crofton Schools





Property Description

Thomas Brown Estates are delighted to offer this 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/hallway, lounge, kitchen/diner and 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 large rear garden, garage, and ample on road parking. 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 for the accommodation on offer.



ENTRANCE PORCH/HALL

Double glazed door to front, double glazed panels to front and sides, storage cupboard, laminate flooring, two radiators.

LOUNGE

15' 07" x 14' 11" (4.75m x 4.55m) (measured to widest point) Double glazed window to front, laminate wood flooring, two radiators.

KITCHEN/DINER

15' 06" x 9' 07" (4.72m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer tap, integrated hob with extractor over, integrated oven, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, wall board splashbacks, double glazed door to Conservatory, double glazed window to Conservatory, laminate wood flooring.



CONSERVATORY

13' 03" x 11' 10" (4.04m x 3.61m) Double glazed French doors to garden, double glazed windows to three sides, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft hatch, carpet.



BEDROOM 1

14' 09" x 9' 04" (4.5m x 2.84m) Double glazed window to front, carpet, radiator.

BEDROOM 2

10' 0" x 9' 06" (3.05m x 2.9m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 0" x 6' 0" (2.74m x 1.83m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, double glazed window to rear, tiled walls, tiled flooring, heated towel rail.



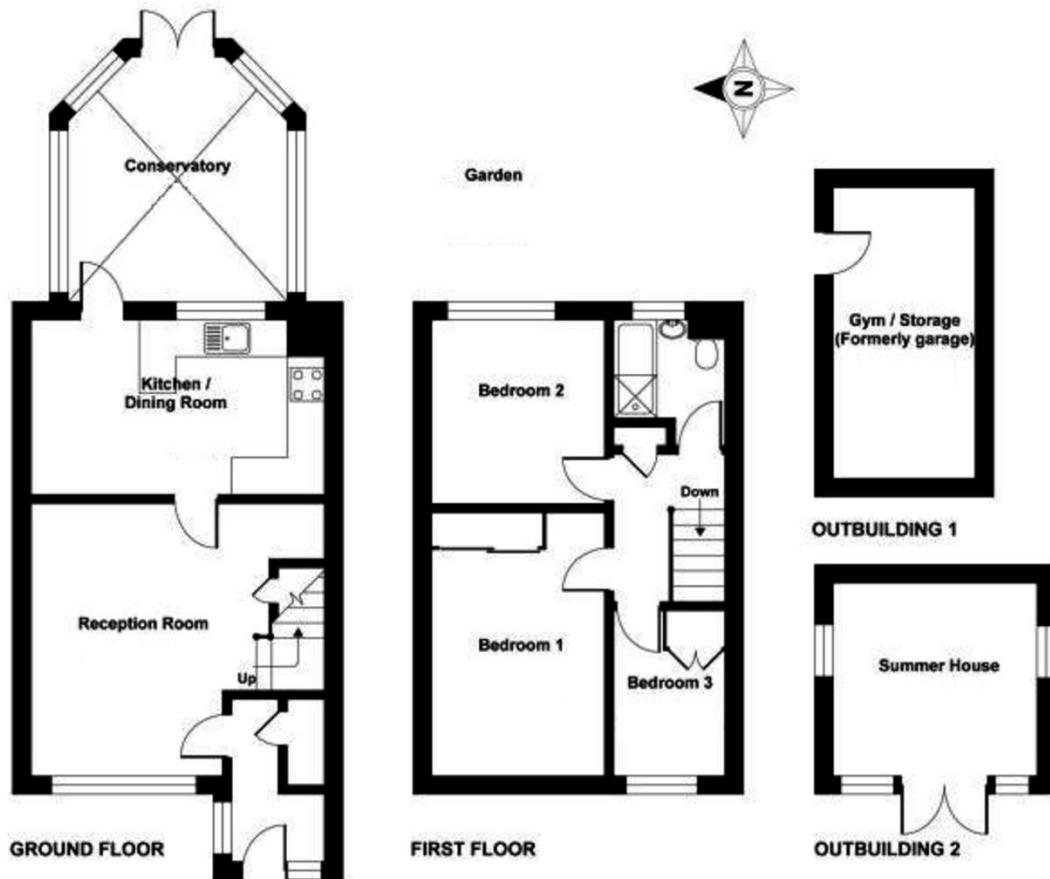
OTHER BENEFITS INCLUDE:

GARDEN

90' 0" (27.43m) (L shaped) patio area with rest laid to lawn, side access, summerhouse with power and light, shed, mature shrubs and trees.

GARAGE

16' 0" x 7' 0" (4.88m x 2.13m) Personal door from garden, power and light.

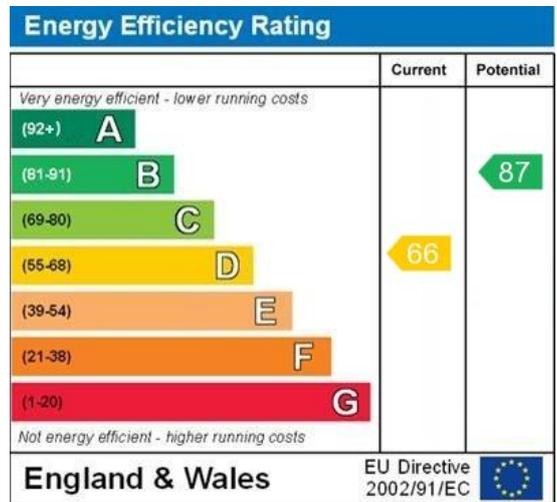


Other Information:

Council Tax Band: D

Construction: Standard

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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