

THOMAS BROWN

ESTATES



16 Elm Road, Orpington, BR6 6BA

Asking Price: £350,000

- 2/3 Bedroom End of Terrace House
- Kitchen/Diner
- Sought After No Through Road
- Walking Distance of Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this rare to market, two/three bedroom end of terrace Victorian property, situated in a sought after no through road in Green Street Green, within easy walking distance of Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; entrance hall, lounge, kitchen/diner and a bathroom to the ground floor. To the first floor are two double bedrooms and a third bedroom/cot room (accessed via the second bedroom). Externally there is a well kept garden to the rear mainly laid to lawn and on street parking to the front. Please note the property does require modernisation throughout including the installation of a gas central heating system (there is gas at the property) and this has been reflected in the asking price. Elm Road is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Path to front door to side, side access, on road parking.

ENTRANCE HALL

Double glazed composite door, carpet.

LOUNGE

12' 04" x 10' 01" (3.76m x 3.07m) Double glazed window to front, carpet.

KITCHEN/DINER

13' 04" x 12' 04" (4.06m x 3.76m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, cooker to stay, washing machine to stay, space for fridge/freezer, double glazed window to rear, laminate flooring.

LOBBY

Door to lean-to, carpet.

BATHROOM

Low level WC, wash hand basin, bath, double glazed window to rear, window to side, part tiled walls, carpet, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.



BEDROOM 1

12' 04" x 10' 02" (3.76m x 3.1m) Built in wardrobe, feature fireplace, two double glazed windows to front, carpet.

BEDROOM 2

12' 04" x 9' 11" (3.76m x 3.02m) Built in wardrobe, feature fireplace, window to rear, carpet.

COT ROOM/BEDROOM 3

10' 03" x 7' 09" (3.12m x 2.36m) Double glazed window to rear, carpet. (Accessed Via 2nd Bedroom).



OTHER BENEFITS INCLUDE:

GARDEN

58' 0" (17.68m) Patio area, side access, shed, greenhouse, mature flowerbeds.

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 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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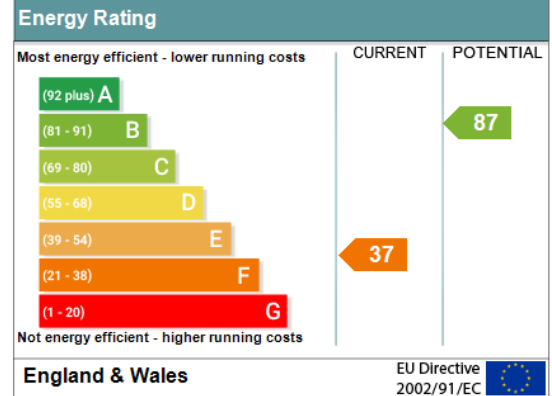
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 16 ELM ROAD, ORPINGTON, ORPINGTON, BR6 6BA
RRN: 2830-2620-8009-0167-0292



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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