THOMAS BROWN
ESTATES

25 Woodcote Drive, Orpington, BR6 8DB   **Fixed Price: £465,000**

- 3 Bedroom Extended Mid-Terrace House
- Close to Many Sought After Schools

- Close to Orpington & Petts Wood Stations
- Dual Aspect 26' Lounge/Dining Room

Property Description

Thomas Brown Estates are delighted to offer this well presented, extended three bedroom terrace property boasting a garage en bloc and close proximity to Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood Schools. The accommodation on offer comprises: entrance hallway, spacious dual aspect 26' lounge/dining room with direct access to the rear garden and an extended kitchen also with access to the rear garden to the ground floor. To the first floor are three bedrooms (two being good size doubles) and a modern family bathroom. Externally there is a well kept garden to the rear perfect for entertaining, ample on road parking and a garage en bloc. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the floorspace and central location on offer.

ENTRANCE HALL
Double glazed opaque door to front, opaque panels to front and side, large storage cupboard, carpet, radiator.

LOUNGE/DINER
26' 0" x 12' 10" (7.92m x 3.91m) Double glazed window to front, double glazed sliding door to rear, under stairs storage cupboard, carpet, two radiators.

KITCHEN
15' 0" x 7' 09" (4.57m x 2.36m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated gas hob and oven with extractor over, space for fridge/freezer, space for washing machine, double glazed door to side, double glazed window to side and rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Storage cupboard, loft access, carpet.

BEDROOM 1
13' 0" x 9' 04" (3.96m x 2.84m) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2
10' 0" x 9' 08" (3.05m x 2.95m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3
9' 10" x 6' 05" (3m x 1.96m) (measured at maximum) Storage cupboard, double glazed window to front, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN
34' 0" x 17' 0" (10.36m x 5.18m) Patio area with rest laid to lawn, side access.

GARAGE EN-BLOC
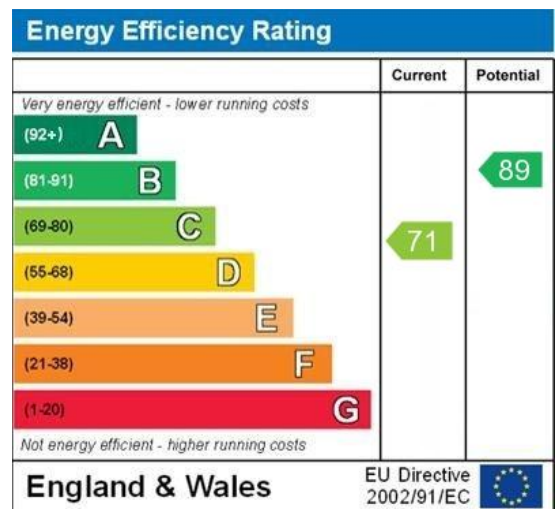Up and over door.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

MAINTENANCE CHARGE
£90 PA.

KITCHEN

LIVING ROOM

ENTRANCE HALL

BEDROOM

BATHROOM

LANDING

BEDROOM

BEDROOM

1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ. FT. (82.5 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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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
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