

THOMAS BROWN

ESTATES



1 Beech Road, Orpington, BR6 6BD

Fixed Price: £450,000

- 2 Bedroom, 2 Reception Room End of Terrace House
- Well Located for Chelsfield Station & Glen trammon Park
- Sought After No Through Road
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom end of terrace property being offered to the market with no forward chain, situated in a sought after no through road in Green Street Green, boasting fantastic views and within easy walking distance of Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; private entrance porch, lounge, dining room and kitchen to the ground floor. Stairs to the first floor provide access to two bedrooms, a bathroom and separate WC. Externally there is a well kept garden to the rear and off street parking to the front. Please contact Thomas Brown Estates to arrange your appointment to view.



ENTRANCE PORCH
Single glazed door to front.

LOUNGE
14' 5" x 12' 9" (4.39m x 3.89m) Single glazed French doors to dining room, double glazed window to front, carpet, radiator.

DINING ROOM
12' 9" x 11' 11" (3.89m x 3.63m) Understairs storage cupboard, double glazed window to rear and side, carpet, radiator.

KITCHEN
11' 8" x 7' 4" (3.56m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, freestanding oven, plumbing for washing machine, space for fridge/freezer, central heating boiler, double glazed window to rear and side, single glazed door to garden, part tiled walls, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Loft access, carpet, radiator.

BEDROOM 1
12' 9" x 11' 11" (3.89m x 3.63m) Two double glazed windows to front, carpet, radiator.

BEDROOM 2
11' 11" x 7' 5" (3.63m x 2.26m) Built in storage, double glazed window to rear, carpet, radiator.

BATHROOM
Wash hand basin, panel enclosed bath, double glazed window to rear, part tiled walls, carpet, radiator.

SEPARATE WC
Low level WC, double glazed window to side, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
60' 0" (18.29m) (approx.) Patio area with rest laid to lawn, mature shrubs, shed, side access, outside tap.

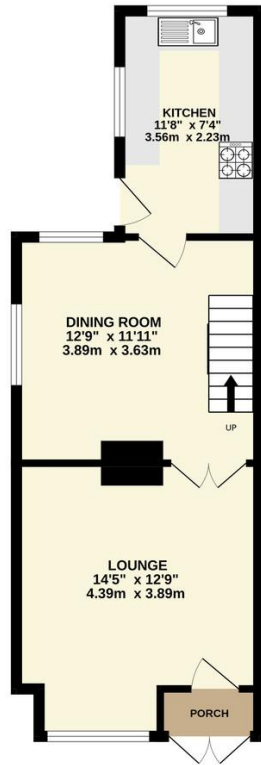
OFF STREET PARKING
Driveway.

CENTRAL HEATING SYSTEM

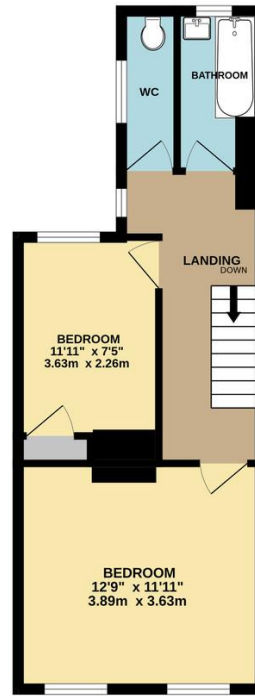
NO FORWARD CHAIN



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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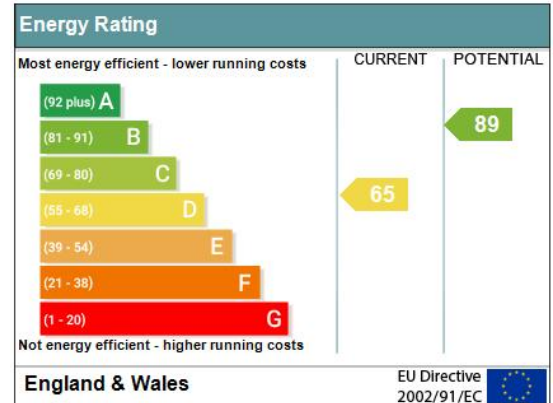
Address: 1 Beech Road, ORPINGTON, BR6 6BD
RRN: 1134-0222-8300-0776-5226



Construction: Standard

Council Tax Band: D

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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