

# THOMAS BROWN

ESTATES



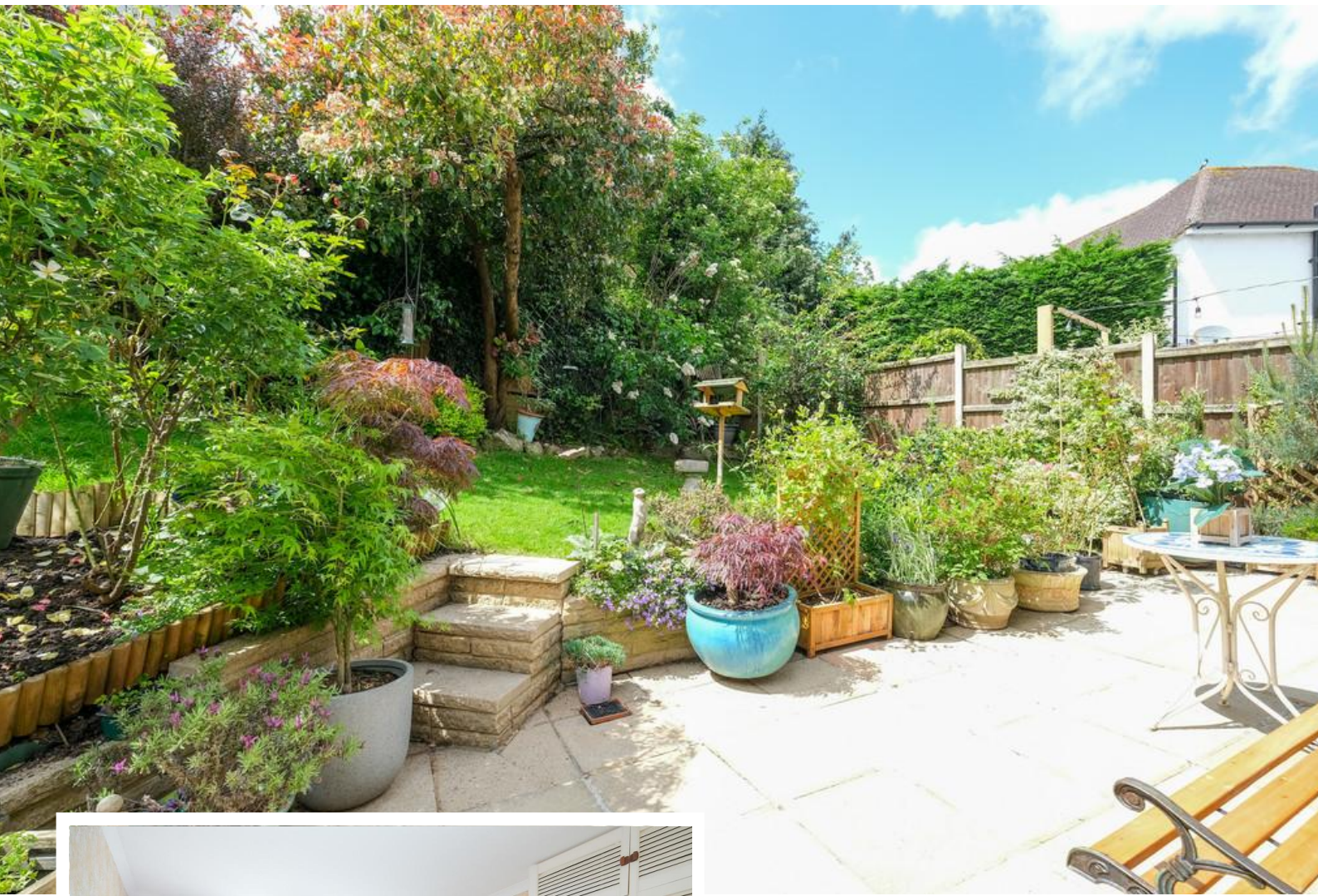
**23 Elm Grove, Orpington, BR6 0AA**

**Asking Price: £640,000**

- 3 Bedroom Semi-Detached House
- Short Walk to Orpington High Street & Station
- Sought After Knoll Area, No Forward Chain
- Potential to Extend (STPP)







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated on a prime road in the ever sought after 'Knoll' location in Orpington with the added benefit of being offered with no forward chain. Ideal for the London bound commuter with Orpington Station and High Street a few minutes walk away the accommodation on offer comprises; entrance porch and hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a separate WC. Externally there are gardens to the rear and side of the property, garage to the side and a driveway to the front. STPP there is fantastic potential to extend to the side (in place of the garage) and/or into the loft space as many have done in the local area. Elm Grove is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location on offer.





#### ENTRANCE PORCH

French door to front, tile effect flooring.

#### ENTRANCE HALL

Door to front, double glazed window to side, laminate flooring, radiator.

#### LOUNGE

13' 0" x 12' 05" (3.96m x 3.78m) Gas fireplace, double glazed window to front, carpet.

#### DINING ROOM

14' 04" x 11' 0" (4.37m x 3.35m) Gas fireplace, double glazed sliding door to rear, laminate flooring.

#### KITCHEN

14' 10" x 7' 05" (4.52m x 2.26m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for undercounter fridge, two double glazed windows to side, double glazed window to rear, door to side, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 06" x 12' 04" (3.81m x 3.76m) Fitted wardrobe, double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

13' 11" x 10' 9" (4.24m x 3.28m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 0" x 7' 10" (2.74m x 2.39m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to front, carpet, radiator.

#### SEPARATE WC

Low level WC, double glazed window to side.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Rear: 32' 0" x 30' 0" (9.75m x 9.14m) (measured at maximum) Patio area with rest laid to lawn, mature flowerbeds.

Side: 42' 0" x 42' 0" (12.8m x 12.8m) (measured at maximum) Laid to lawn, mature flowerbeds and shrubs, shed.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds.

#### GARAGE

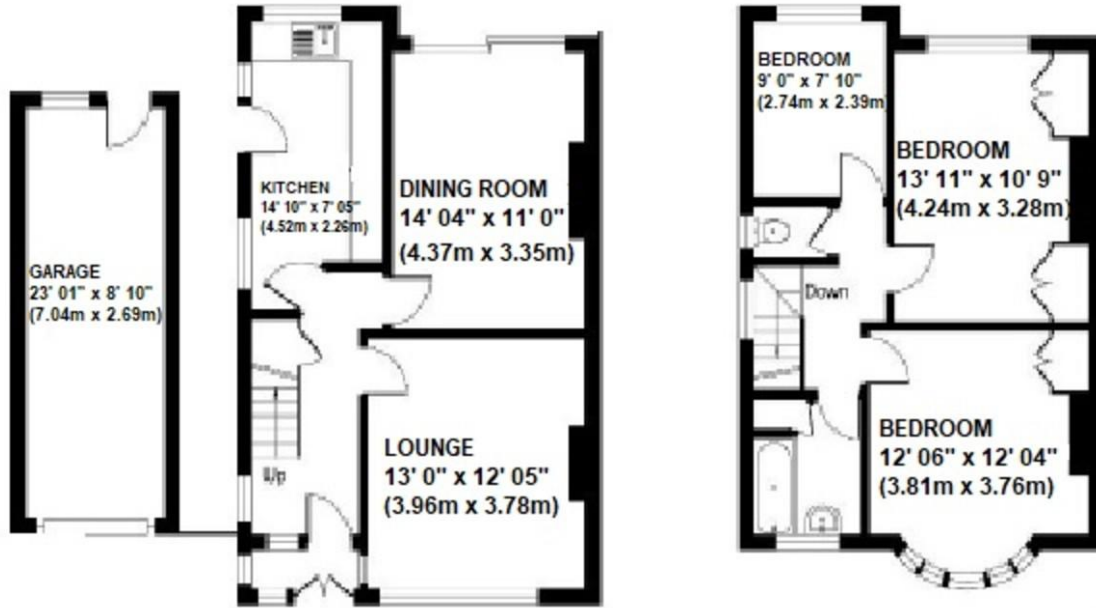
23' 01" x 8' 10" (7.04m x 2.69m) Up and over door, window to sides and rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Approximate Gross Internal Area = 96 sq m / 1034 sq ft  
 Approximate Garage Internal Area = 16 sq m / 168 sq ft  
 Approximate Total Internal Area = 112 sq m / 1202 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Planpix



**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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