

# THOMAS BROWN

ESTATES



**41 Derry Downs, Orpington, BR5 4DU**

**Asking Price: £675,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- 2 Reception Rooms & 27' Kitchen/Diner
- Sought After Location
- Fantastic Original Features





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented four bedroom two bathroom semi-detached house, situated on the ever popular Derry Downs boasting a fantastic mix of old and new from a feature inglenook fireplace to a superb 27' kitchen/diner that spans the rear of the property. The accommodation comprises: entrance hall, living room with bespoke cabinets, sitting room with feature inglenook fireplace, kitchen/diner with sky lantern and direct access to the rear garden, wet room style shower room and utility room to the ground floor. To the first floor there are four bedrooms (three being doubles) and a family bathroom. Externally the property boasts a well presented landscaped rear garden mainly laid to lawn with water feature and timber outhouse, integral garage (storage only as part converted) and a driveway with ample on road parking to the front. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space, character, specification, original features and location on offer.



#### ENTRANCE HALL

Composite door to front, exposed floorboards, radiator.

#### LOUNGE (NEWLY RENOVATED IN 2023)

14'0" x 11'10" (4.27m x 3.61m) Electric fireplace, bespoke cabinets, double glazed bay window with shutters to front, exposed floorboards (original floorboards restored over 2022/2023), radiator.

#### SITTING ROOM

21'03" x 12'9" (6.48m x 3.89m) Inglenook fireplace, carpet, radiator.

#### KITCHEN/DINER

27'10" x 10'4" (8.48m x 3.15m) Range of matching wall and base units with solid wood worktops over, butler sink, range cooker with extractor over, integrated dishwasher, space for American fridge/freezer, space for table and chairs, sky lantern, double glazed French doors to rear, double glazed window and double glazed door to rear, tiled flooring, covered radiator, underfloor heating.



#### UTILITY ROOM (RENOVATED IN 2023)

Stainless steel sink and drainer, space for washing machine, space for tumble dryer, tiled flooring.

#### SHOWER ROOM (WET ROOM STYLE)

Low level WC, wash hand basin, walk-in shower, tiled walls, tiled flooring, heated towel rail.

#### CLOAKROOM

Low level WC, wash hand basin, walk-in shower, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet (new throughout stairs and landing 2024).

#### BEDROOM 1

12'0" x 11'09" (3.66m x 3.58m) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

#### BEDROOM 2

13'03" x 9'05" (4.04m x 2.87m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12'11" x 8'0" (3.94m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

13'9" x 6'6" (4.19m x 1.98m) (measured at maximum) Velux window, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to front, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50'0" x 32'0" (15.24m x 9.75m) Patio area with rest laid to lawn, water feature, flowerbeds, timber built summerhouse with electric.

#### OFF STREET PARKING

Low maintenance front garden, drive, ample on road parking.

#### INTEGRAL GARAGE

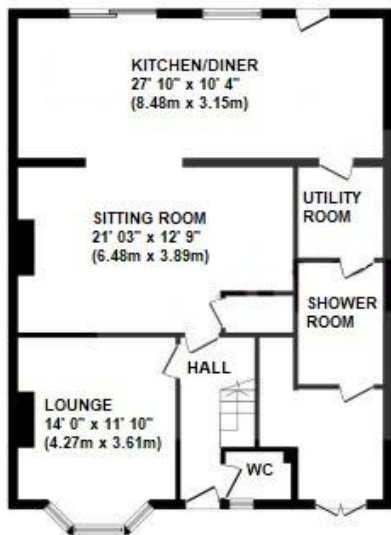
9'05" x 5'11" (2.87m x 1.8m) Storage only.

#### DOUBLE GLAZING

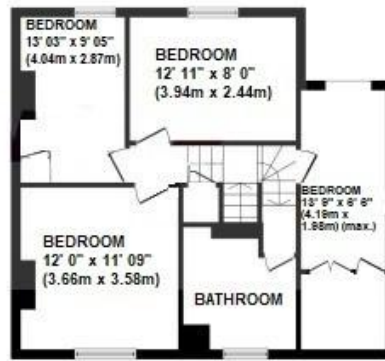
#### CENTRAL HEATING SYSTEM

x13 SOLAR PANELS





**GROUND FLOOR**



**FIRST FLOOR**

**TOTAL APPROX. FLOOR AREA 1894 SQ.FT. (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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: E**

**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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