

# THOMAS BROWN

ESTATES

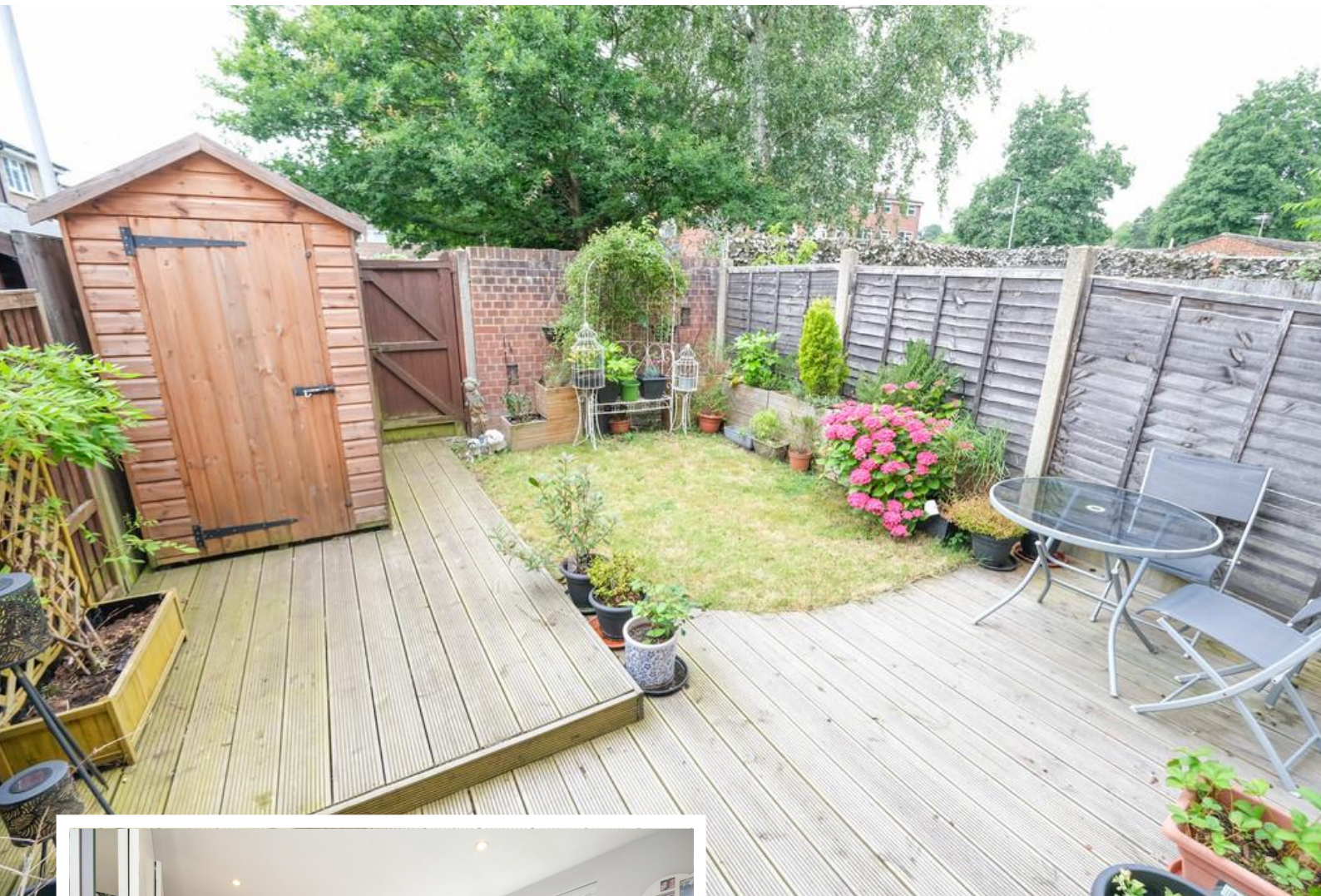


**12A Mayfield Avenue, Orpington, BR6 0AL**

**Offers IRO: £415,000**

- 2 Double Bedroom Mid Terrace House
- Catchment of Perry Hall Primary School
- Well Located for Orpington High Street & Station
- 16'04 x 14'06 Kitchen/Diner





## Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious, two double bedroom terrace property situated in a quiet location as well as being in the catchment of Perry Hall Primary School and walking distance to Orpington Station and High Street, that must be viewed to fully appreciate the quality of location and accommodation on offer. The property comprises: entrance hall, spacious kitchen/diner and living room that spans the rear of the property with direct access to the garden. To the first floor are two double bedrooms and a modern family bathroom. Externally there are well kept front and rear gardens, and ample on road parking. Other benefits include central heating system and double glazing. Mayfield Avenue is well located for Poverest Park, local schools, Orpington High Street, Orpington Station and local bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality and size of accommodation on offer.





#### ENTRANCE HALL

Double glazed door to side, tiled flooring.

#### LOUNGE

16' 01" x 11' 0" (4.9m x 3.35m) Double glazed window and double glazed sliding door to rear, laminate flooring, radiator.

#### KITCHEN

16' 01" x 14' 06" (4.9m x 4.42m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated microwave, space for under counter fridge, space for washing machine, space for dishwasher, breakfast bar, understairs storage cupboard, double glazed window to front, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

16' 01" x 10' 07" (4.9m x 3.23m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

14' 01" x 10' 04" (4.29m x 3.15m) (measured at maximum) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to front, part tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

20' 0" (6.1m) Part laid to lawn, decked area, mature flowerbeds, shed, rear access.



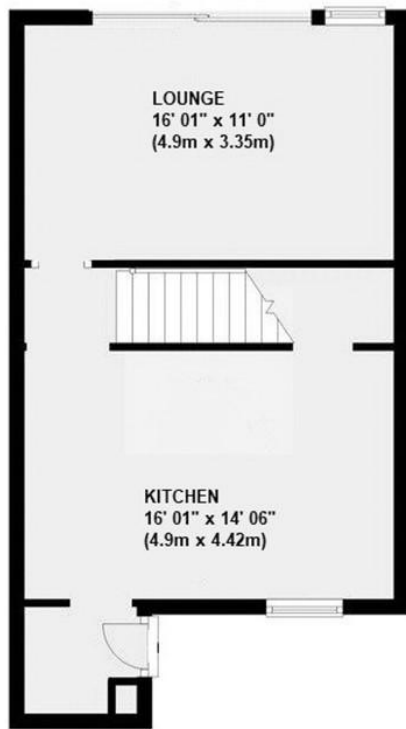
#### FRONT

Laid to lawn, set back from road, on road parking.

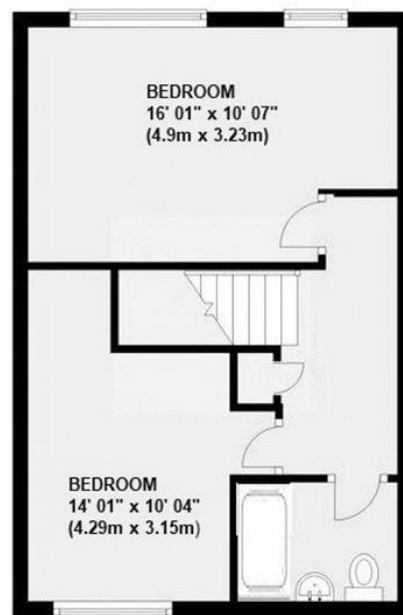
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

## Ground Floor



## First Floor



This plan is for general layout guidance and may not be to scale.



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>73</b>	
(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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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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