

THOMAS BROWN

ESTATES



38 Wellington Road, Orpington, BR5 4AQ

Asking Price: £440,000

- 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Stations
- Driveway for Two Vehicles
- Home Gym, Modern Fitted Kitchen





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom semi-detached property, situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; entrance porch and hallway, lounge/dining room with direct access to the rear garden, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. Please note the current owners have turned the garage into a fantastic gym that could just as easily be used as a home office if required. Externally there is a garden to the rear mainly laid to lawn with side access and a driveway to the front for two vehicles. Wellington Road is within 1 mile of St. Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Internal viewing is highly recommended to appreciate the size and specification on offer.



ENTRANCE PORCH

Double glazed French doors to side, tiled flooring.

ENTRANCE HALL

Opaque door to side, wood effect flooring, radiator.

LOUNGE/DINER

14' 11" x 11' 09" (4.55m x 3.58m) Double glazed window and double glazed door to rear, wood effect flooring, radiator.

KITCHEN

9' 08" x 6' 10" (2.95m x 2.08m) Range of matching wall and base units with worktops over, double stainless steel sink, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to front, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 0" x 10' 0" (3.96m x 3.05m) (measured to front of wardrobes) Fitted wardrobes, three double glazed windows to front, carpet, radiator.

BEDROOM 2

12' 0" x 7' 11" (3.66m x 2.41m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 0" x 6' 08" (2.74m x 2.03m) Double glazed window to rear, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" (10.67m) Laid to lawn, mature shrubs, side access.

OFF STREET PARKING

Drive for 2 vehicles.

GARAGE

Converted into a gym.

DOUBLE GLAZING

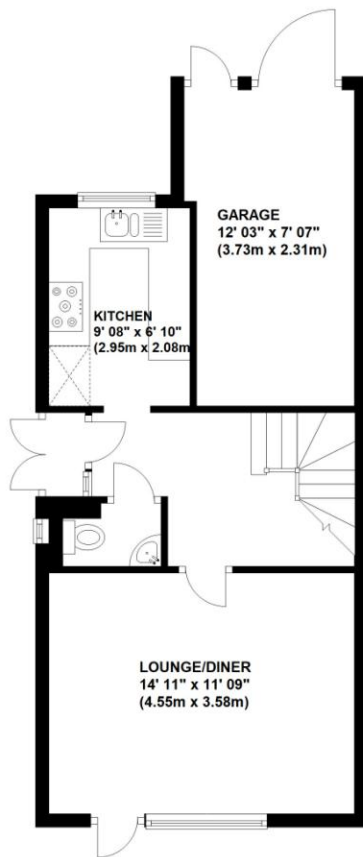
CENTRAL HEATING SYSTEM

ALARMED



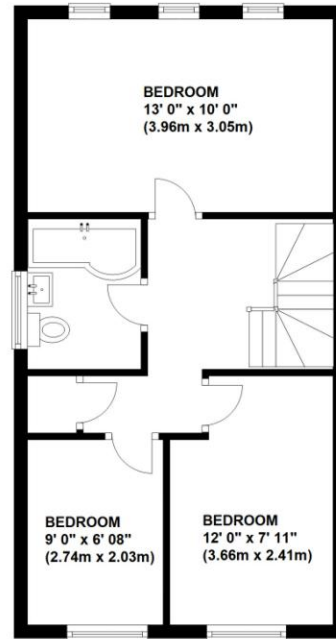
Ground Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



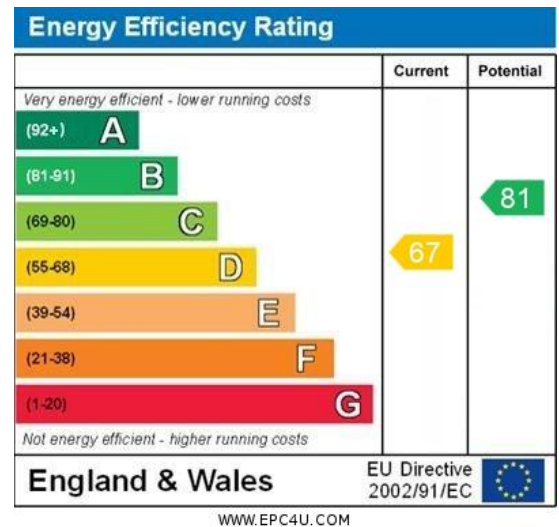
Total area: approx. 86.6 sq. metres (931.7 sq. feet)



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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