

# THOMAS BROWN

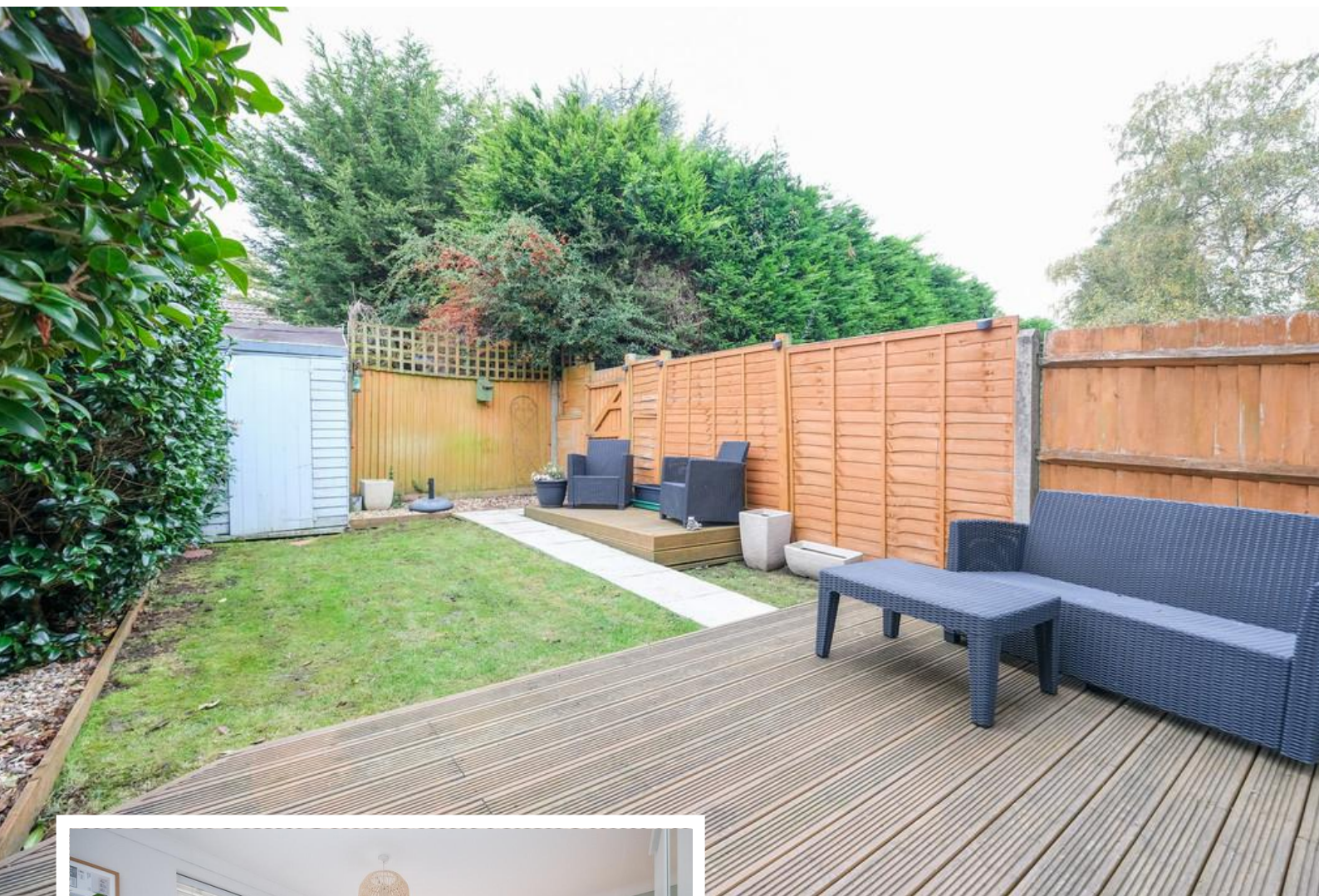
ESTATES



**71 Cowden Road, Orpington, BR6 0TP** **Asking Price: £415,000**

- 2 Double Bedroom Mid Terrace House
- Catchment of Perry Hall Primary School
- Deceptively Spacious, Immaculately Presented
- Situated in a Quiet Location





## Property Description

Thomas Brown Estates are delighted to offer this immaculately 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 Poverest Park, 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 (walk in wardrobe/potential study) 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. Cowden Road 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, laminate flooring, radiator.

#### LOUNGE

16' 01" x 11' 01" (4.9m x 3.38m) Double glazed French door to rear, laminate flooring, radiator.

#### KITCHEN/DINER

16' 0" x 13' 10" (4.88m x 4.22m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, space cooker, space for fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, double glazed window and double glazed panel to front, tiled splashback, laminate flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 10" x 10' 08" (3.91m x 3.25m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11' 04" x 8' 0" (3.45m x 2.44m) Built in wardrobe, double glazed window to front, carpet, radiator.



#### POTENTIAL STUDY/ WARDROBE

7' 01" x 2' 11" (2.16m x 0.89m)

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

27' 0" x 17' 04" (8.23m x 5.28m) Two decked areas with rest laid to lawn, mature shrubs, rear access.

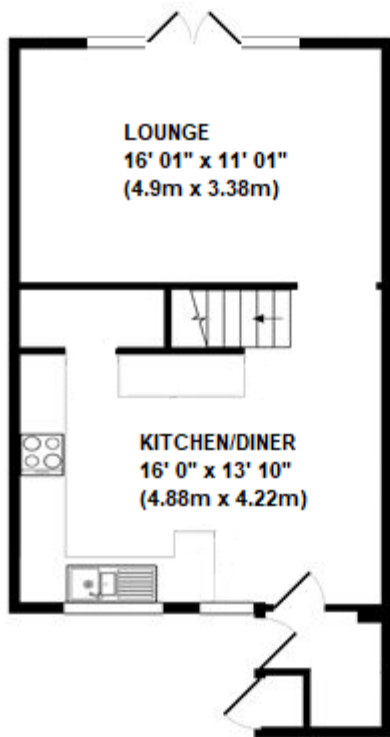
#### FRONT

Laid to lawn, storage cupboard, residents parking.

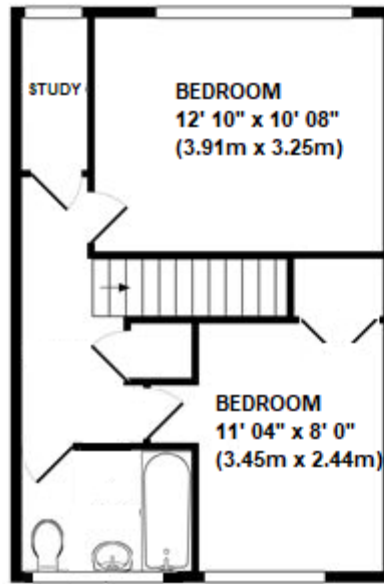
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

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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**Construction: Standard**

**Council Tax Band: D**

**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>	70	
(55-68) <b>D</b>		
(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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