

# THOMAS BROWN

ESTATES

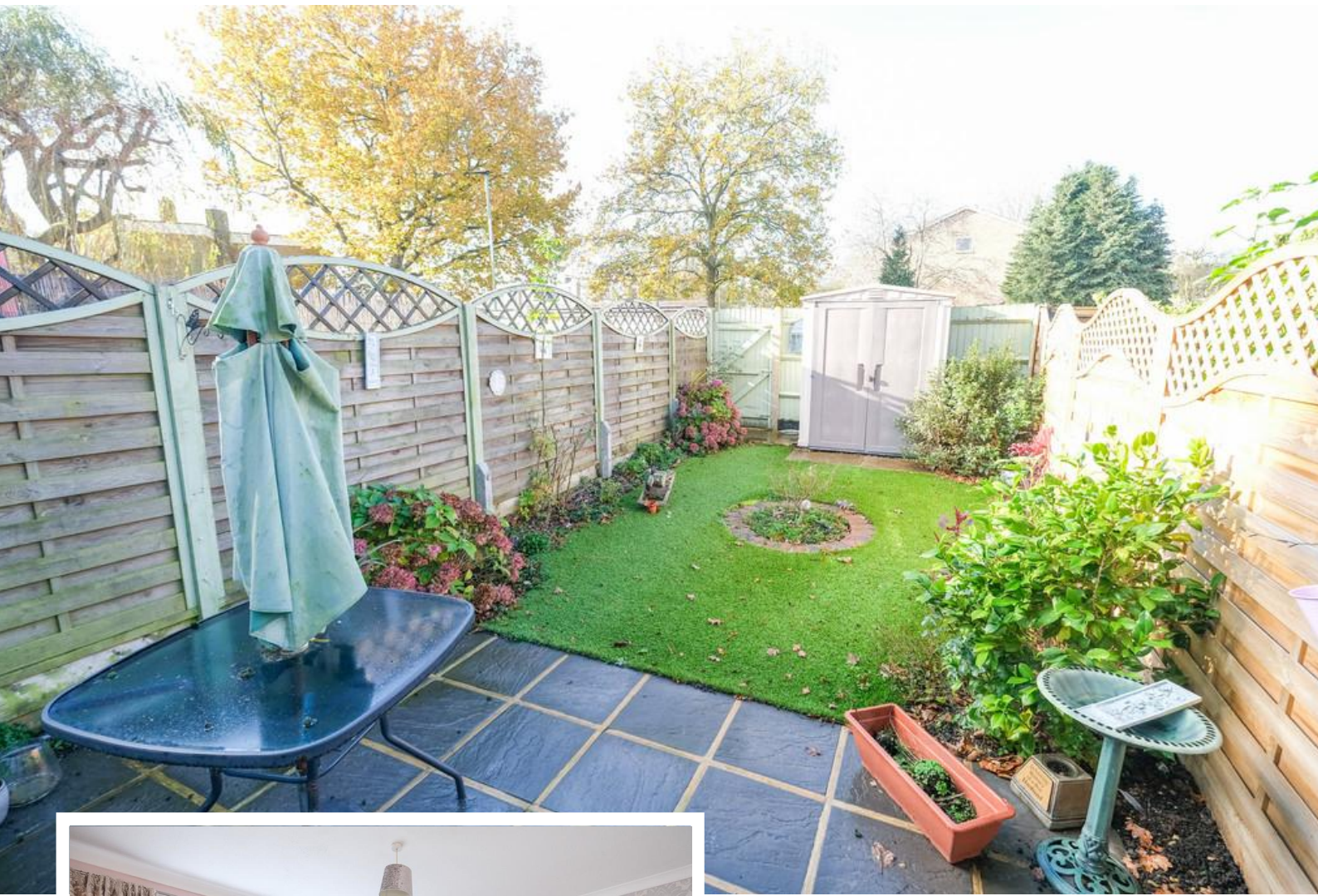


**27 Ainsdale Close, Orpington, BR6 8DJ**

**Asking Price: £435,000**

- 2 Double Bedroom Mid Terrace House
- Deceptively Spacious, Extended to Front
- Close Proximity to Orpington & Petts Wood Station
- No Forward Chain, Garage En-Bloc





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious two double bedroom terrace property situated in a quiet corner of this sought after development, boasting a front extension to create a kitchen/breakfast room, garage en-bloc and is being offered to the market with no forward chain. Located within close proximity to Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood School the accommodation on offer comprises: 20'03 entrance hallway, spacious lounge/dining room with direct access to the rear garden and a 17'11 kitchen/breakfast room to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally there is on road parking and a garage. Please note the property does require modernisation and this has been reflected in the asking price. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the size and quality of location on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, two storage cupboards, understairs storage, part carpet/parquet flooring, radiator.

#### LOUNGE/DINER

19' 07" x 13' 02" (5.97m x 4.01m) Double glazed French doors to rear, parquet flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

17' 11" x 5' 09" (5.46m x 1.75m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to front, vinyl flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

13' 02" x 10' 10" (4.01m x 3.3m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

13' 01" x 10' 02" (3.99m x 3.1m) Built in storage, double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, part tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" (9.14m) Patio area with rest artificial lawn, flowerbeds, rear access.



#### FRONT GARDEN

Path to front door, on road parking.

#### GARAGE EN-BLOC

Term of Lease - 99 years from and including 29th September 2000.

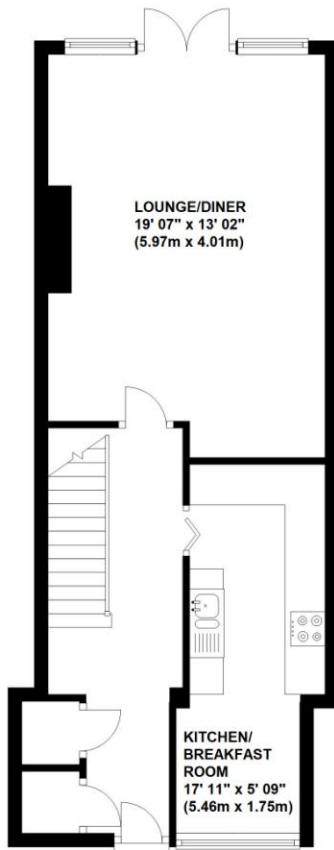
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

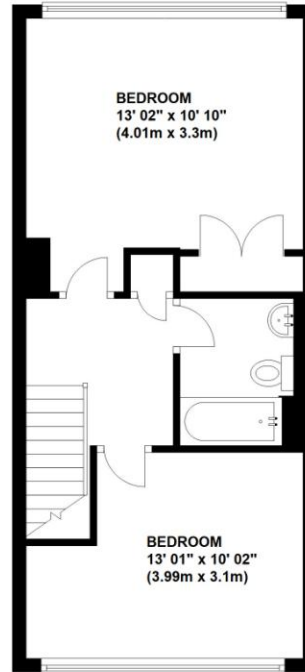
### Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)

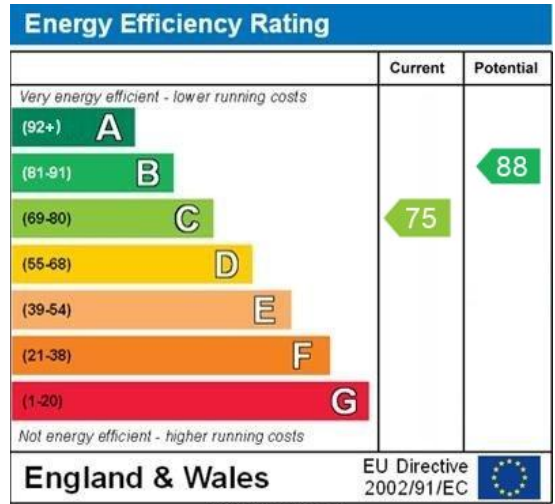
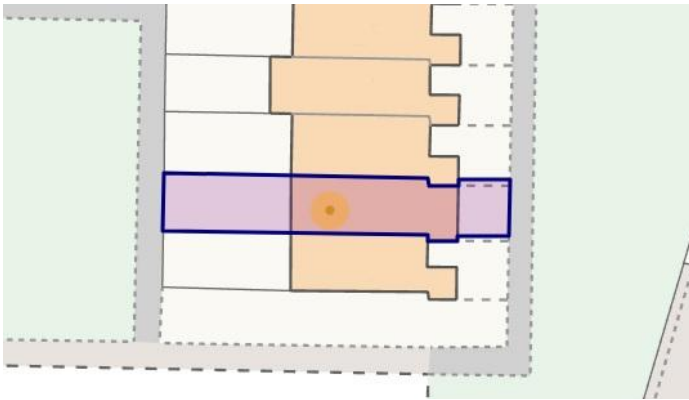


### First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 83.8 sq. metres (901.5 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

**Maintenance Charge for Communal Ground's: £209.72 PA – As advised by vendor**

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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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