

# THOMAS BROWN

ESTATES

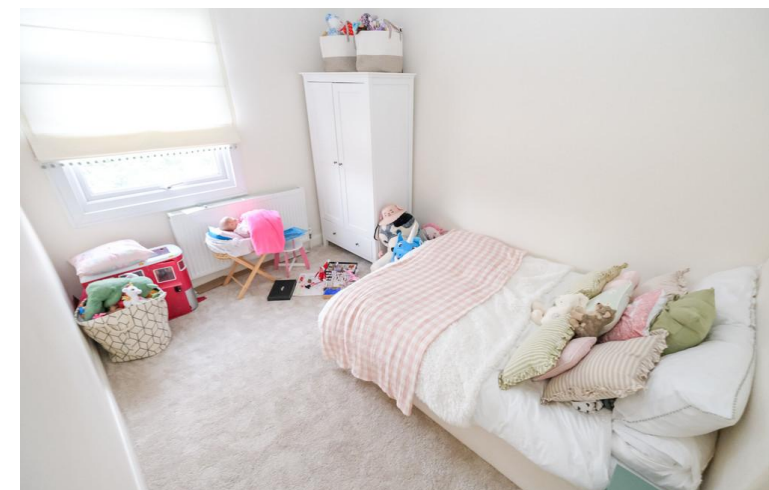


**62 Perry Hall Road, Orpington, BR6 0HS**

**Asking Price: £435,000**

- 3 Bedroom Victorian Terrace House
- Well Located for Orpington High Street & Station
- 2 Reception Rooms
- Renovated Throughout by Current Owners





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom two reception room Victorian terraced property, that has been renovated throughout by the current owners, situated in a very convenient location for Orpington High Street, Station and Perry Hall Primary School. The property comprises; entrance hall, lounge which is open plan to the dining room and a modern fitted kitchen and bathroom to the ground floor. To the first floor there is a landing giving access to three bedrooms. Externally there is a private garden to the rear aspect of the property and on street parking to the front. Perry Hall Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, solid cherry wood flooring, covered radiator.

#### LOUNGE

13' 8" x 10' 11" (4.17m x 3.33m) (open plan to dining room) Open fireplace, bespoke storage, double glazed bay window to front, solid cherry wood flooring, radiator.

#### DINING ROOM

12' 0" x 11' 2" (3.66m x 3.4m) Open fireplace, bespoke storage, downstairs storage cupboard with space for tumble dryer, solid Cherry wood flooring, radiator.



#### KITCHEN

13' 8" x 7' 3" (4.17m x 2.21m) Range of matching wall and base units with Quartz worktops over, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave, double glazed French doors to rear, Quartz oversized tiled flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest style head shower over and shower attachment, double glazed opaque window to side and rear, part tiled walls, Quartz oversized tiled flooring, heated towel rail.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 5" x 10' 8" (3.78m x 3.25m) (measured to front of wardrobes) Fitted wardrobes, two triple glazed windows to front, carpet, radiator.

#### BEDROOM 2

11' 9" x 8' 10" (3.58m x 2.69m) Triple glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 0" x 8' 1" (3.66m x 2.46m) Triple glazed window to rear, carpet, radiator.



#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

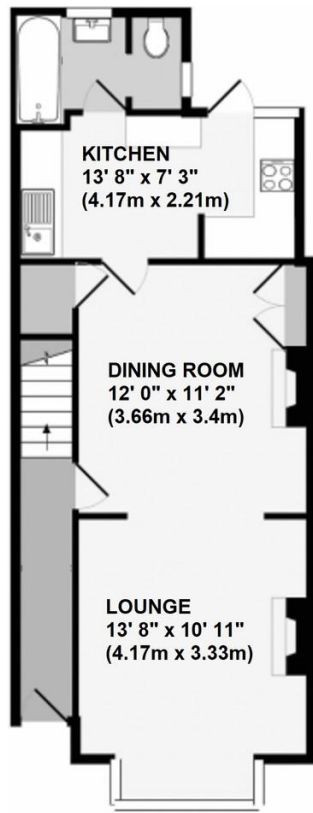
55' 0" x 15' 0" (16.76m x 4.57m) Patio area with rest laid to lawn, shed.

#### FRONT GARDEN

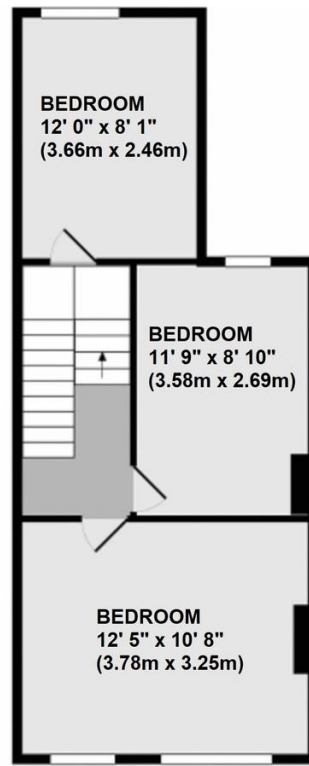
Low maintenance, path to front door, covered entrance, on street parking.

#### TRIPLE 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: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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