

# THOMAS BROWN

ESTATES



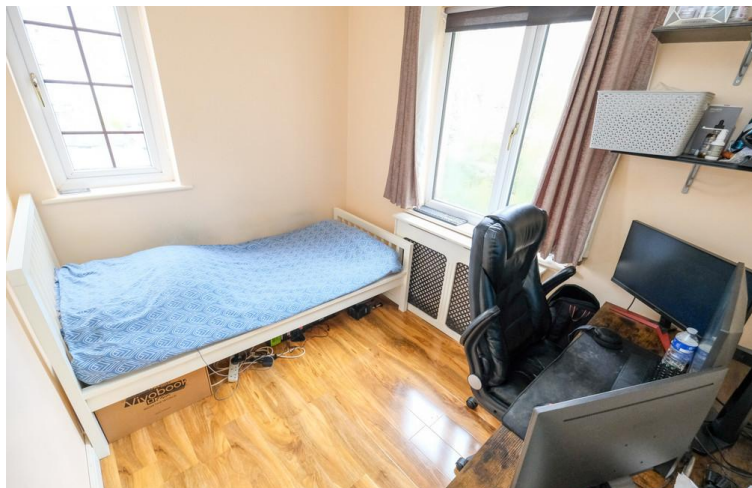
**1 Tye Lane, Orpington, BR6 7DA**

**Asking Price: £500,000**

- 3 Bedroom Semi-Detached House
- Situated in the Ever Popular Farnborough Village
- 25'5 Open Plan Lounge/Dining Room
- No Forward Chain, Immaculately Presented







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom semi-detached property located in the centre of the ever popular Farnborough village, boasting no forward chain and a quiet position for such a central location within the village. The property comprises; entrance porch, 25'5 open plan lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a courtyard garden to the side perfect for entertaining and alfresco dining, and a driveway to the side for two vehicles. Tye Lane is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and specification on offer.





#### ENTRANCE PORCH

Composite door to side, double glazed opaque window to front, engineered wood flooring.

#### LOUNGE/DINER

25' 05" x 10' 11" (7.75m x 3.33m) Double glazed window to front and side, engineered wood flooring, two radiators.

#### KITCHEN

11' 07" x 9' 08" (3.53m x 2.95m) Range of matching wall and base units with worktops over, sink, integrated electric oven, integrated electric hob with extractor over, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed door to side, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

10' 09" x 10' 09" (3.28m x 3.28m) Double glazed window to front, engineered wood flooring, radiator.

#### BEDROOM 2

10' 09" x 7' 03" (3.28m x 2.21m) Double glazed window to side, engineered wood flooring, covered radiator.



#### BEDROOM 3

9' 09" x 7' 0" (2.97m x 2.13m) Double glazed window to side and rear, engineered wood flooring, covered radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

17' 10" x 14' 03" (5.44m x 4.34m) (to side) Decked area.

#### OFF STREET PARKING

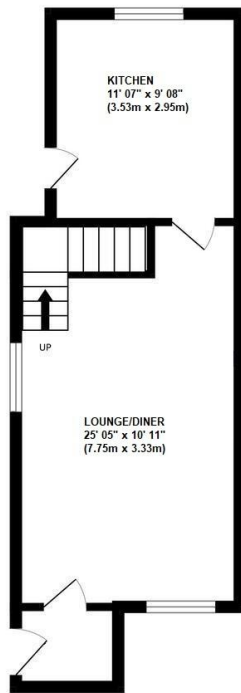
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

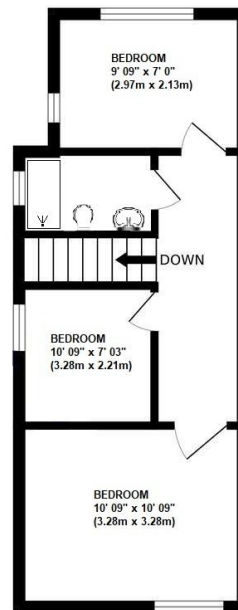
#### NO FORWARD CHAIN



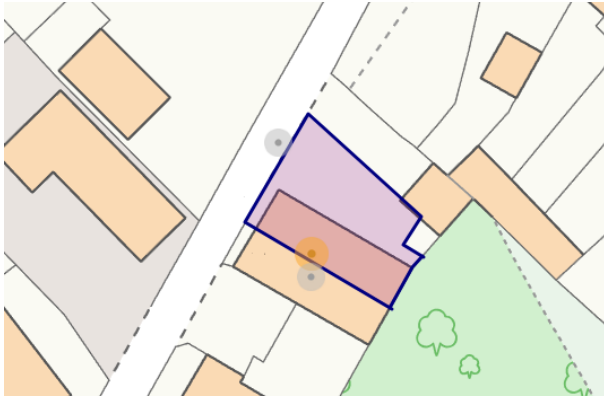
GROUND FLOOR



1ST FLOOR



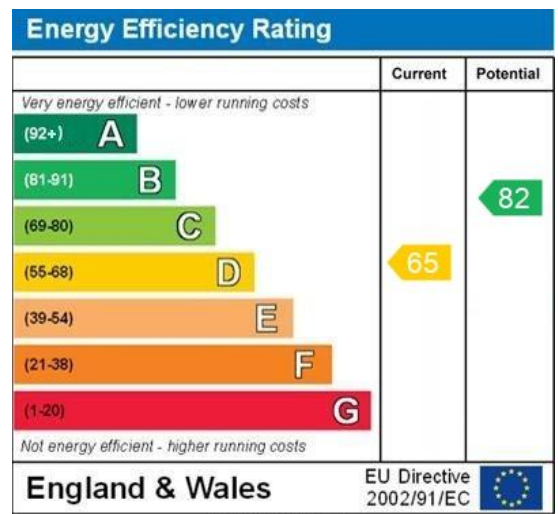
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**



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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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