

# THOMAS BROWN

ESTATES



**11 Perry Hall Road, Orpington, BR6 0HT**

**Asking Price: £475,000**

- 3 Double Bedroom Mid Terraced House
- Close to Orpington High Street & Station
- 2 Bathrooms, Rear Extended
- Very Well Presented







## Property Description

Thomas Brown Estates are delighted to offer this very well presented and rear extended three double bedroom two bathroom terraced house situated in a central location within walking distance to Perry Hall Primary School, Poverest Park, Orpington High Street and Station. The property comprises: entrance hall, a fantastic 27'10 open plan kitchen/living space with bi-fold doors to the rear garden, double bedroom and a bathroom to the ground floor. To the first floor are two further double bedrooms, one with an en-suite shower room. Externally there is a well kept, low maintenance rear garden perfect for entertaining and alfresco dining, and on road parking to the front. Perry Hall Road is very well located for Orpington High Street, Orpington mainline station, local schools, parks 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, laminate flooring, covered radiator.

#### LOUNGE/KITCHEN/DINER

27' 10" x 14' 01" (8.48m x 4.29m) (open plan) Range of matching wall and base units with solid wood worktops over, ceramic sink, integrated oven and electric hob, integrated washing machine, integrated dishwasher, space for fridge/freezer, space for tumble dryer, central island and breakfast bar, double glazed bi-folding doors to rear, laminate flooring, two radiators.



#### BEDROOM 3

12' 0" x 10' 09" (3.66m x 3.28m) Double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest shower head over and shower attachment, part tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 01" x 10' 0" (4.29m x 3.05m) Two double glazed windows with shutters to front, carpet, radiator.



#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head, part tiled walls, tiled flooring.

#### BEDROOM 2

14' 01" x 9' 01" (4.29m x 2.77m) Two double glazed windows to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### FRONT GARDEN

Low maintenance hard standing area, covered entrance.

#### SOUTH FACING REAR GARDEN

21' 0" x 16' 0" (6.4m x 4.88m) Low maintenance, artificial lawn, raised flowerbeds.

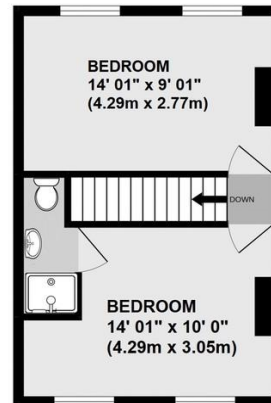
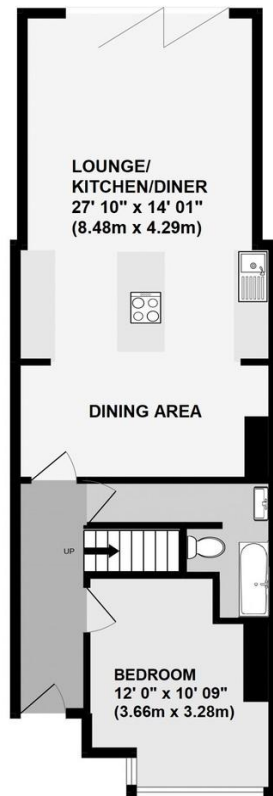
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

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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**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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