

# THOMAS BROWN

ESTATES



**35 Lower Road, Orpington, BR5 4AH**

**Asking Price: £425,000**

- 3 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street
- Deceptively Spacious (1142sqft)
- Views Over Locals Allotments to Front







## Property Description

Thomas Brown Estates are delighted to offer this well presented and deceptively spacious (1142sqft), three double bedroom terrace property situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; lounge, kitchen/dining room and bathroom to the ground floor. To the first floor are two double bedrooms with stairs leading to the third double bedroom on the second floor. Externally there is a courtyard style garden to the rear perfect for entertaining and alfresco dining with on road parking to the front. Lower Road has views over local allotments to the front and is within 1 mile of St. Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Internal viewing is highly recommended to appreciate the size and central location on offer.





#### LOUNGE

14' 04" x 12' 03" (4.37m x 3.73m) Feature fireplace, feature door to front, double glazed window to front, solid wood flooring, two radiators.

#### KITCHEN/DINER

14' 03" x 13' 06" (4.34m x 4.11m) Range of matching wall and base units with solid wood worktops over, sink and drainer, space for range style cooker, space for fridge/freezer, space for dishwasher, feature fireplace, understairs storage, double glazed window to rear, tiled flooring, covered radiator.

#### LOBBY

Space for washing machine, space for tumble dryer, door to garden, laminate flooring.



#### BATHROOM

9' 08" x 6' 10" (2.95m x 2.08m) Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side and rear, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 2

14' 03" x 12' 02" (4.34m x 3.71m) Feature fireplace, built in storage, double glazed window to front, radiator.



#### BEDROOM 3

14' 03" x 10' 10" (4.34m x 3.3m) Feature fireplace, built in storage, double glazed window to rear, carpet, radiator.

#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM 1

17' 01" x 13' 02" (5.21m x 4.01m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### COURTYARD STYLE GARDEN

33' 0" (10.06m) Patio area, pond, mature shrubs.

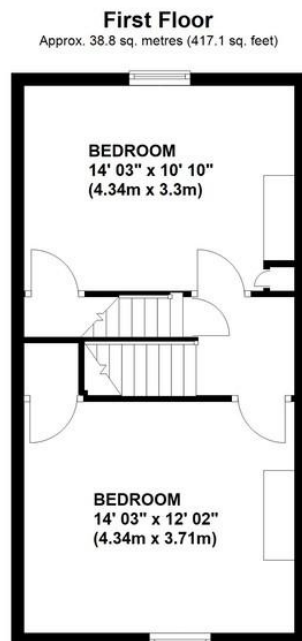
#### FRONT

On road parking.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





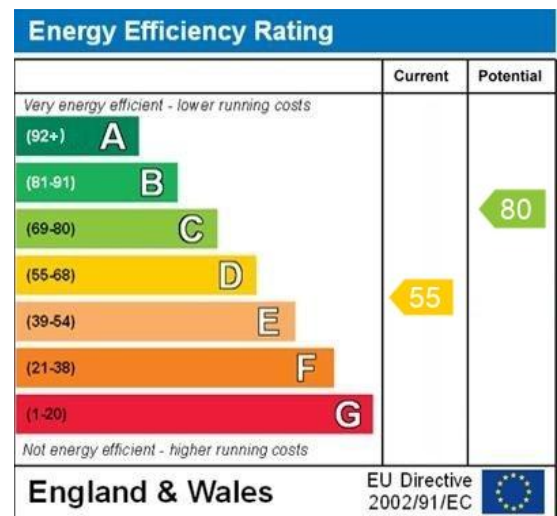
Total area: approx. 106.1 sq. metres (1142.5 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**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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