

# THOMAS BROWN

ESTATES



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

**Asking Price: £400,000**

- 2 Bedroom, 2 Reception Room Victorian Terrace House
- Well Located for Perry Hall Primary School
- Renovated Throughout
- Close to Priory Gardens







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, two bedroom 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, dining room and modern fitted kitchen to the ground floor. To the first floor are two bedrooms and family bathroom. Externally there is a landscaped 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 to fully appreciate the quality of specification and central location on offer.





#### ENTRANCE HALL

Double glazed opaque door to front, wood flooring, radiator.

#### LOUNGE

12' 01" x 10' 09" (3.68m x 3.28m) Bespoke storage, double glazed window with shutters to front, wood effect flooring, radiator.

#### DINING ROOM

13' 10" x 11' 09" (4.22m x 3.58m) Feature fireplace, built in storage, space for fridge/freezer, space for tumble dryer, double glazed window to rear, wood effect flooring, radiator.



#### KITCHEN

7' 10" x 7' 03" (2.39m x 2.21m) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated dishwasher, integrated microwave, space for washing machine, double glazed door to side, double glazed window to rear, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 0" x 10' 01" (4.27m x 3.07m) Built in wardrobe, two double glazed windows to front, carpet, radiator.



#### BEDROOM 2

9' 01" x 6' 09" (2.77m x 2.06m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn, mature flowerbeds, shed, rear access.



#### FRONT

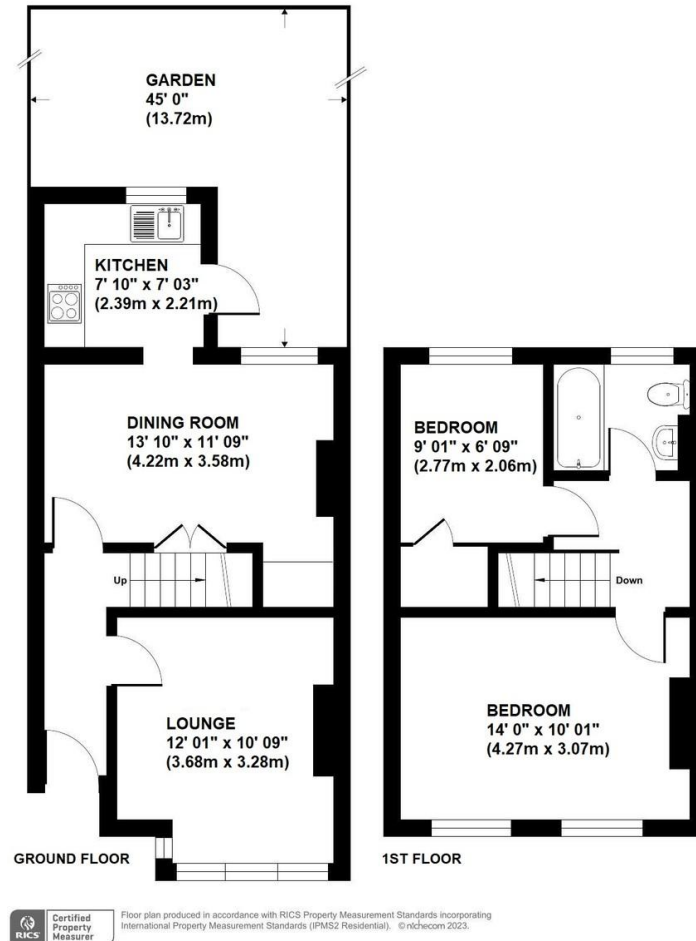
Low maintenance, flowerbed, path to front door, covered entrance.

#### ON ROAD PARKING

#### DOUBLE GLAZING

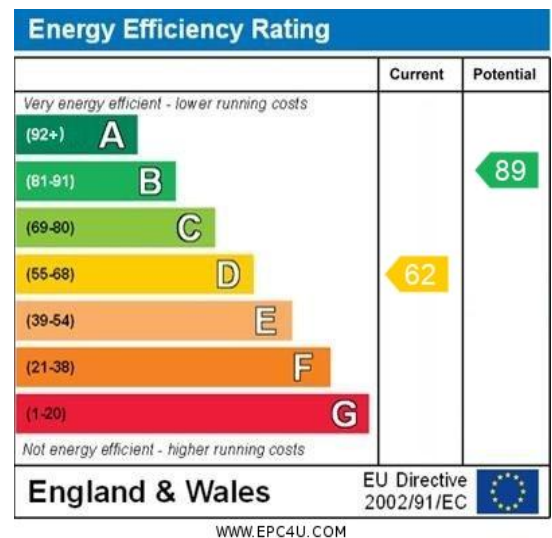
#### CENTRAL HEATING SYSTEM

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



**Council Tax Band: C**

**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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