

THOMAS BROWN

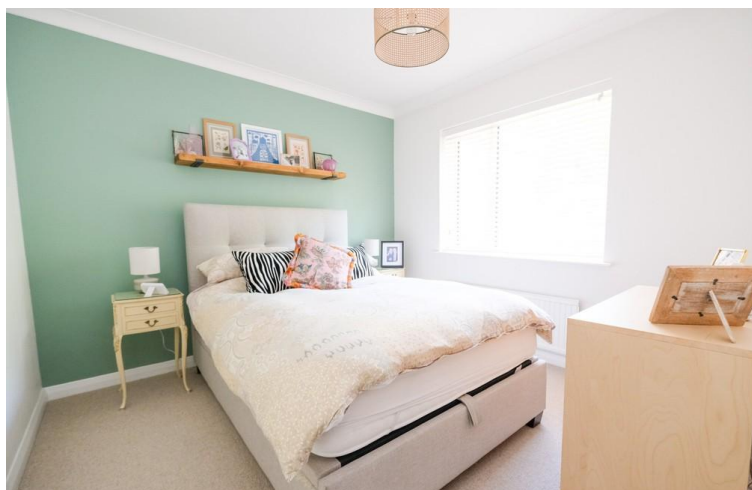
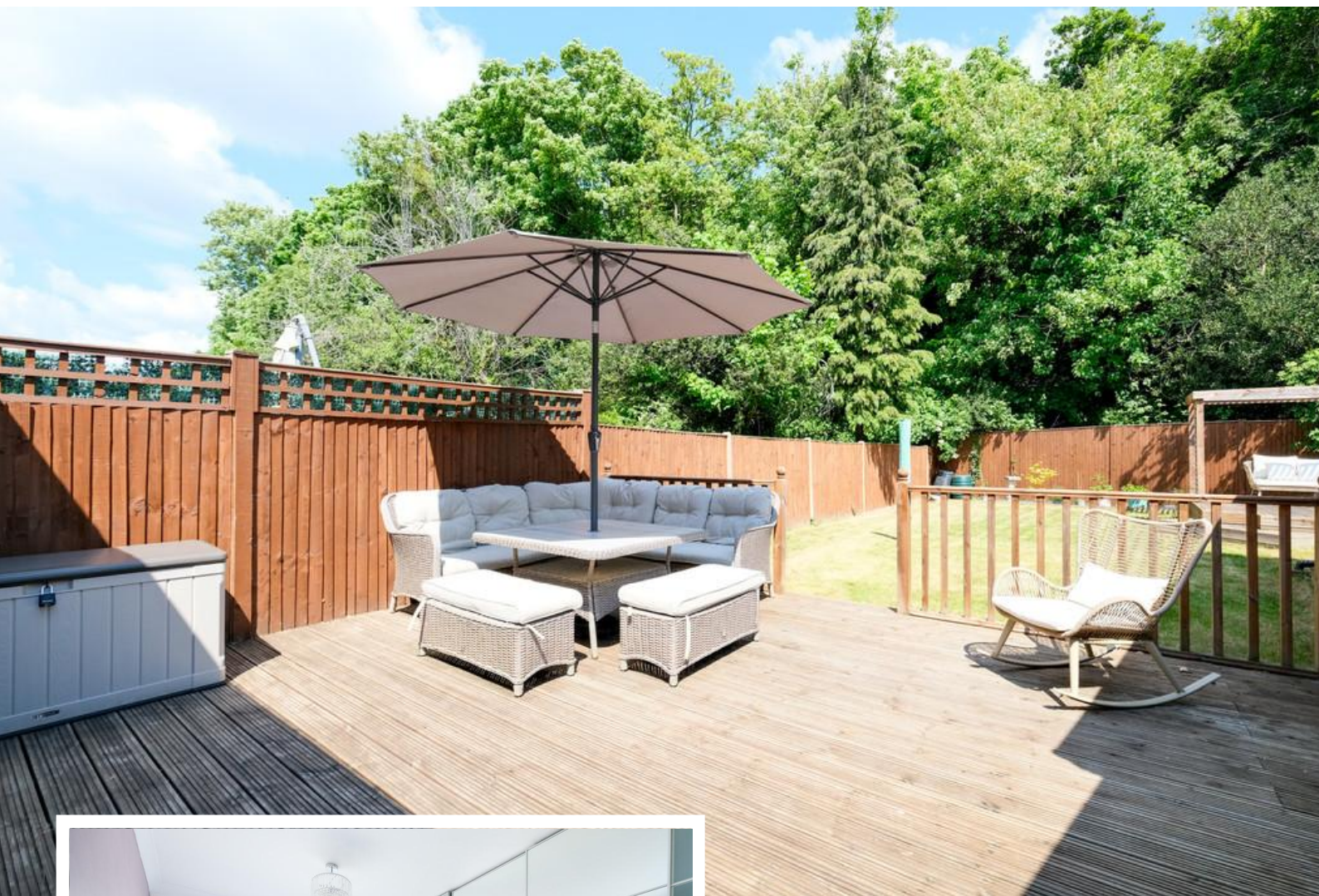
ESTATES



37 Maxwell Gardens, Orpington, BR6 9QR **Guide: £585,000-£600,00**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington High Street & Station
- Recently Modernised & Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom two bathroom rear extended and recently modernised semi-detached property situated within walking distance to Orpington Station, High Street and many sought after schools. Although the property already boasts a strong floor space there is potential to extend into the loft as many have done in the local area (STPP). The accommodation on offer comprises: entrance porch and hallway, 22'10 lounge with double doors to the dining room, modern fitted kitchen and a shower room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a mature rear garden mainly laid to lawn with two spacious decked areas perfect for entertaining and alfresco dining, garage to the side and a drive to the front. Maxwell Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE PORCH

Composite door to front, tiled flooring.

ENTRANCE HALL

Door to front, double glazed window to side, understairs storage, tiled flooring, radiator.

LOUNGE

22' 10" x 11' 06" (6.96m x 3.51m) Feature fireplace, double glazed window to front, laminate flooring, two radiators.

DINING ROOM

9' 10" x 9' 07" (3m x 2.92m) Double glazed window and double glazed door to rear, tiled flooring, radiator.

KITCHEN

9' 10" x 7' 10" (3m x 2.39m) Range of matching wall and base units with solid wood worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled splashback, double glazed window to side, tiled flooring.

SHOWER ROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 07" x 7' 07" (3.84m x 2.31m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 9' 11" (3.53m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 02" x 7' 11" (2.49m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, bespoke storage, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" x 32' 0" (19.81m x 9.75m) Two decked areas with rest laid to lawn, side access.

GARAGE

24' 03" x 10' 09" (7.39m x 3.28m) Up and over door to front, windows to side and rear, door to side, power and light.

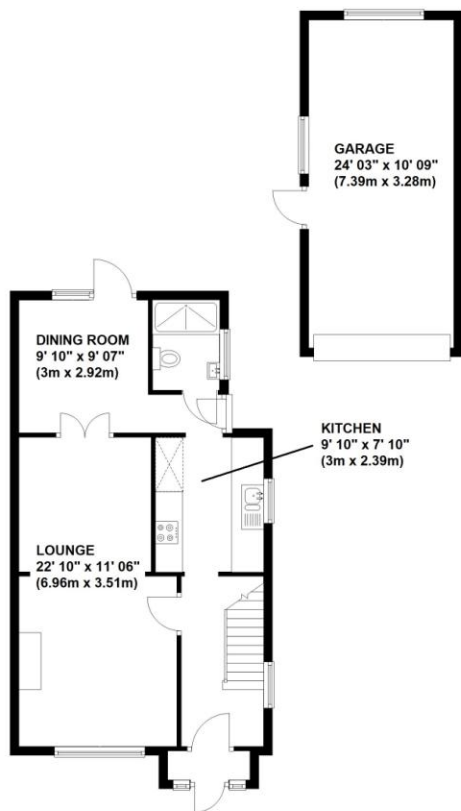
OFF STREET PARKING

DOUBLE GLAZING

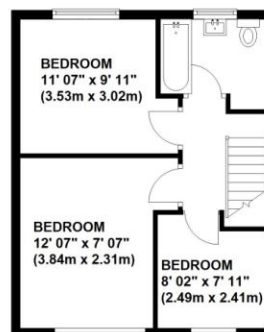
CENTRAL HEATING SYSTEM

ALARMED





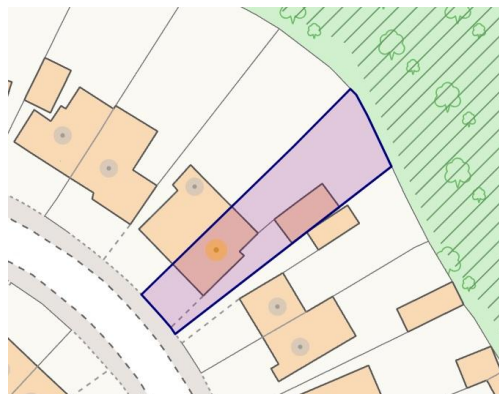
Ground Floor
Approx. 77.9 sq. metres (838.7 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.5 sq. feet)

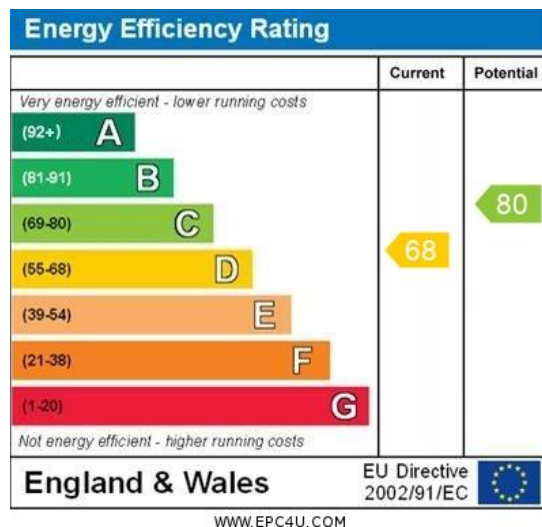
Total area: approx. 116.3 sq. metres (1252.3 sq. feet)

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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