

THOMAS BROWN

ESTATES

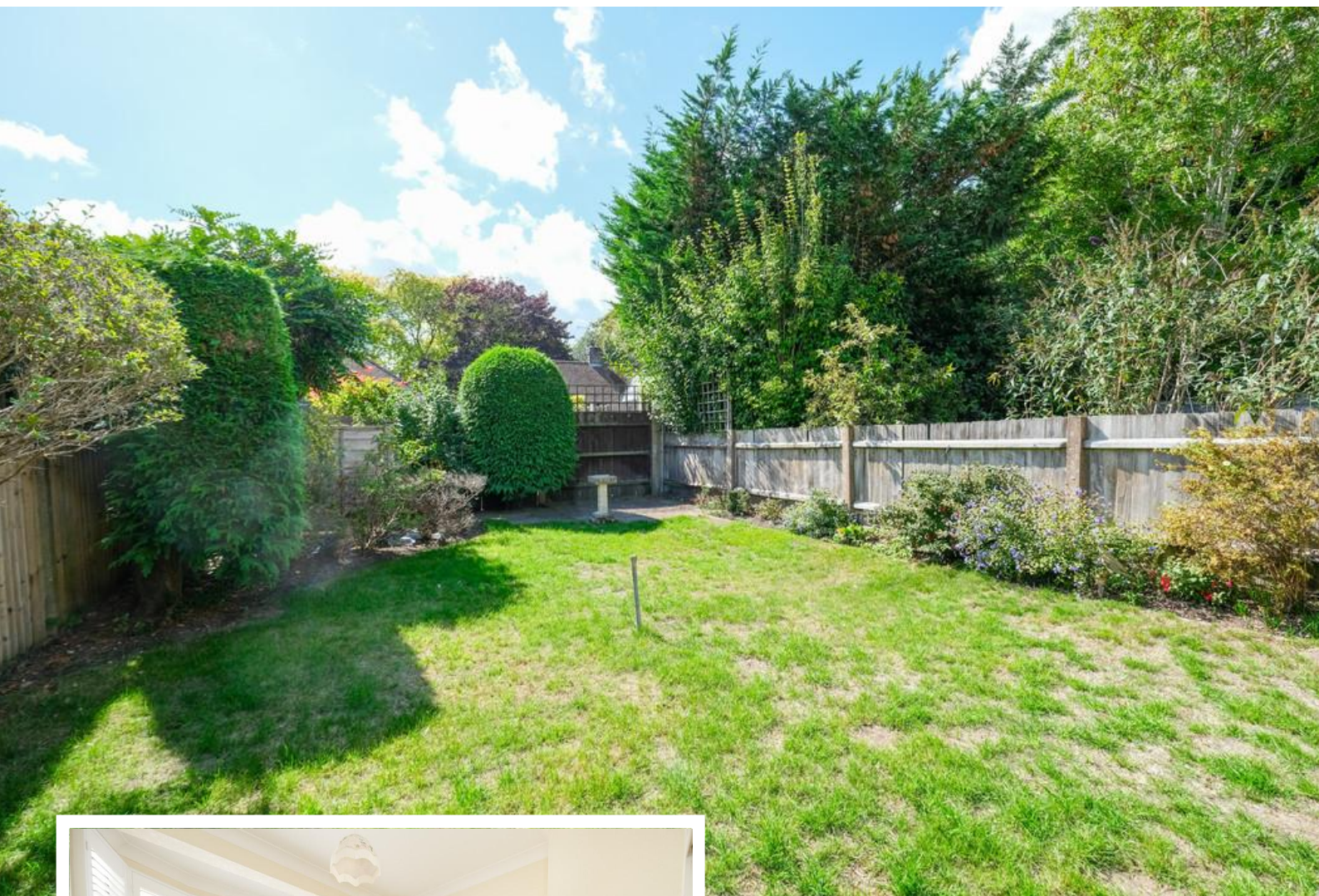


46 Northlands Avenue, Orpington, BR6 9LY

Fixed Price: £560,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington Station & Local Schools
- Popular Davis Development
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated on the ever popular Davis Development, being offered to the market with no forward chain and offering fantastic potential to convert the loft space and/or across the rear as many have done in the location. The property is ideally located for Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools, as well as Orpington Station. The accommodation comprises; entrance porch, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a modern shower room. Externally there is a rear garden mainly laid to lawn, garage to the side and driveway to the front. Please note the property does require modernisation in places and this has been reflected in the asking price. Please contact Thomas Brown Estates to arrange a viewing and fully appreciate the quality of location and potential on offer.



ENTRANCE PORCH

Composite door to side, double glazed window with shutters to front and side, carpet.

LOUNGE

15' 06" x 13' 07" (4.72m x 4.14m) Double glazed window with shutters to front and side, carpet, two radiators.

DINING ROOM

13' 03" x 9' 04" (4.04m x 2.84m) Double glazed French doors to rear, carpet, radiator.

KITCHEN

13' 04" x 5' 08" (4.06m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated undercounter fridge, integrated washing machine, space for fridge/freezer, double glazed door to rear, double glazed opaque window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

13' 02" x 9' 01" (4.01m x 2.77m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 2

10' 03" x 9' 01" (3.12m x 2.77m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

6' 10" x 6' 01" (2.08m x 1.85m) Double glazed window with shutters to front, carpet, radiator.

SHOWER ROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" x 20' 0" (21.34m x 6.1m) Patio area with rest laid to lawn, mature shrubs, shed, side access.

GARAGE

Roller blind style door to front, two double glazed opaque windows to side.

OFF STREET PARKING

Drive.

DOUBLE GLAZING

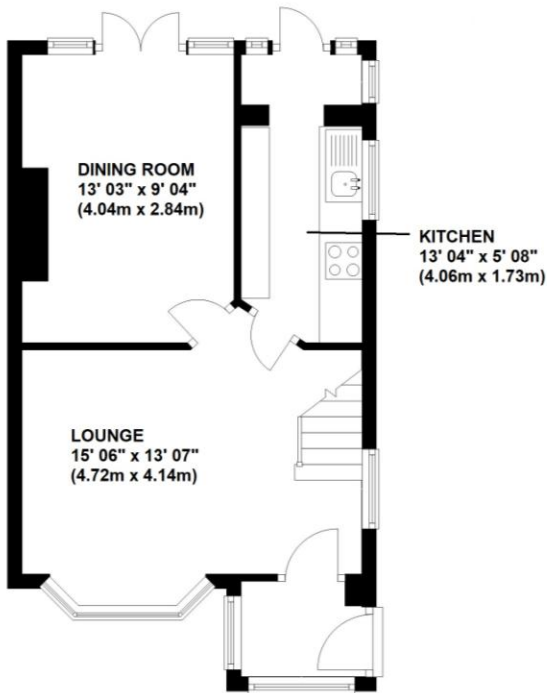
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



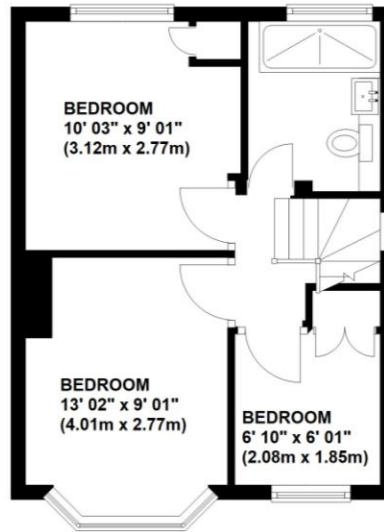
Ground Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Outbuilding

Approx. 11.8 sq. metres (127.2 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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