

# THOMAS BROWN

ESTATES



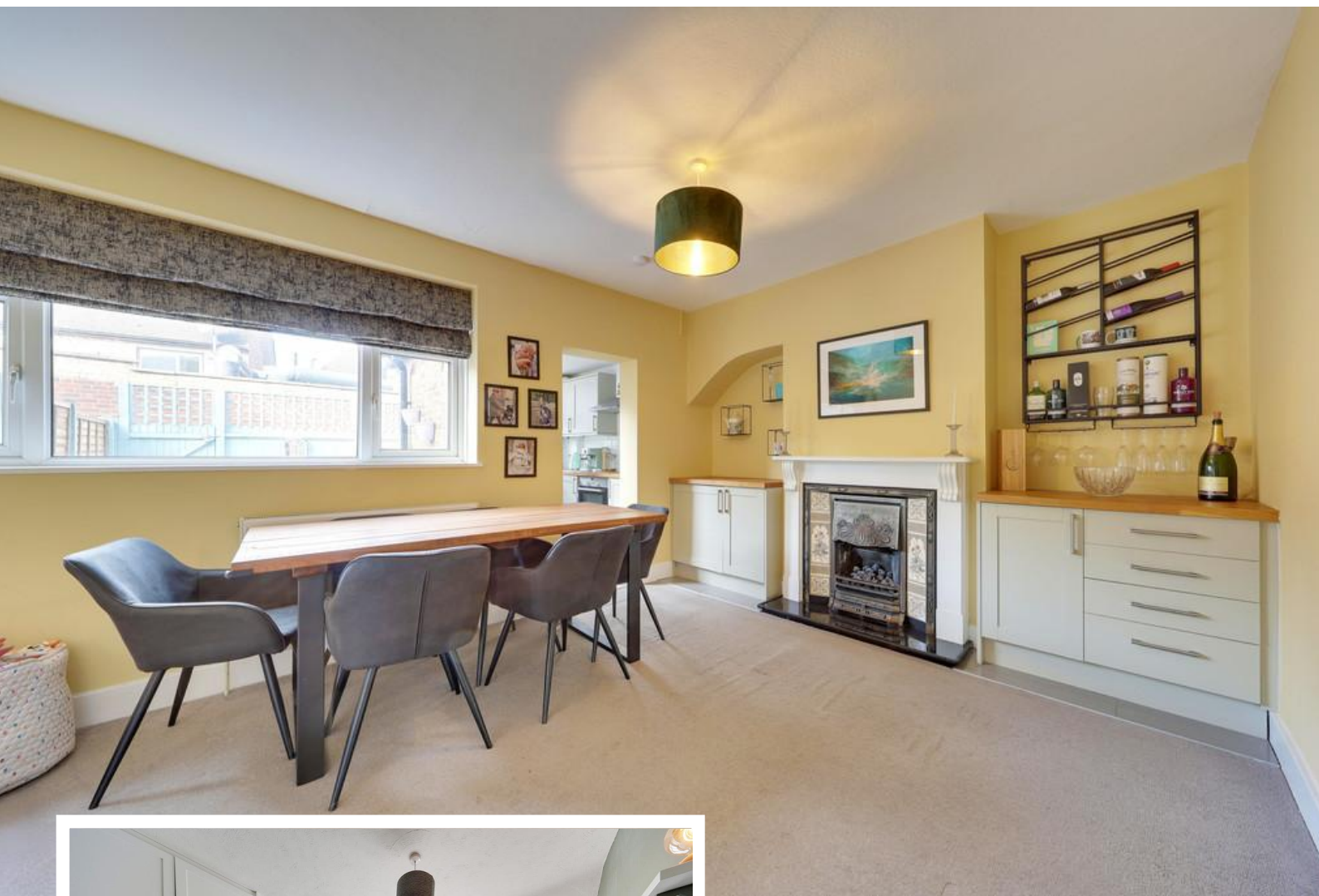
**27 Aynscombe Angle, Orpington, BR6 0HJ**

**Offers IEO: £450,000**

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Well Located for Orpington High Street & Station
- Close Proximity to Priory Gardens
- Charming Original Features







## Property Description

Thomas Brown Estates are delighted to present this beautifully maintained and rarely available three bedroom terraced property, dating back to circa 1910, ideally positioned in the heart of BR6 Orpington. The property is conveniently located within close proximity to Orpington High Street and the popular Priory Gardens.

The accommodation offers a superb blend of modern décor and charming original features with the convenience of Orpington High Street moments away. The ground floor comprises an entrance hall way, a comfortable lounge, a separate dining room and a modern fitted kitchen. To the first floor a landing provides access to three bedrooms and a family bathroom.

Externally, the property benefits from a low maintenance, private rear garden-perfect for alfresco dining and entertaining-along with permit parking to the front.

Aynscombe Angle is ideally located for Orpington mainline station, the High Street, local parks including Priory Gardens, well-regarded schools, and excellent bus routes. Early viewing is highly recommended to fully appreciate the quality, character, and location on offer. Please contact Thomas Brown Estates for further information.





#### ENTRANCE HALL

Wooden door to front, carpet.

#### LOUNGE

12' 10" x 12' 05" (3.91m x 3.78m) Open fireplace, double glazed window with shutters to front, carpet, radiator.

#### DINING ROOM

16' 0" x 10' 11" (4.88m x 3.33m) (measured at maximum) Open fireplace, fitted base units with solid wood worktops and integrated under counter freezer, understairs storage cupboard, double glazed window to rear, carpet, radiator.

#### KITCHEN

8' 05" x 6' 03" (2.57m x 1.91m) Range of matching wall and base units with solid wood worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated undercounter fridge, integrated washer/dryer, integrated slimline dishwasher, tiled splashback, double glazed window to rear, double glazed door to garden, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

10' 11" x 8' 11" (3.33m x 2.72m) Built in wardrobes, double glazed window with shutters to front, carpet, radiator.

#### BEDROOM 2

10' 02" x 7' 09" (3.1m x 2.36m) Built in wardrobe, double glazed window with shutters to rear, carpet, radiator.

#### BEDROOM 3

10' 10" x 5' 04" (3.3m x 1.63m) Double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

25' 0" (7.62m) Low maintenance, artificial lawn and decked areas, rear access.

#### FRONT GARDEN

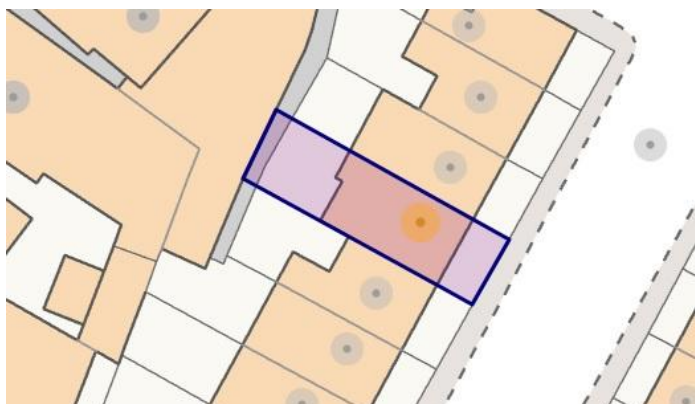
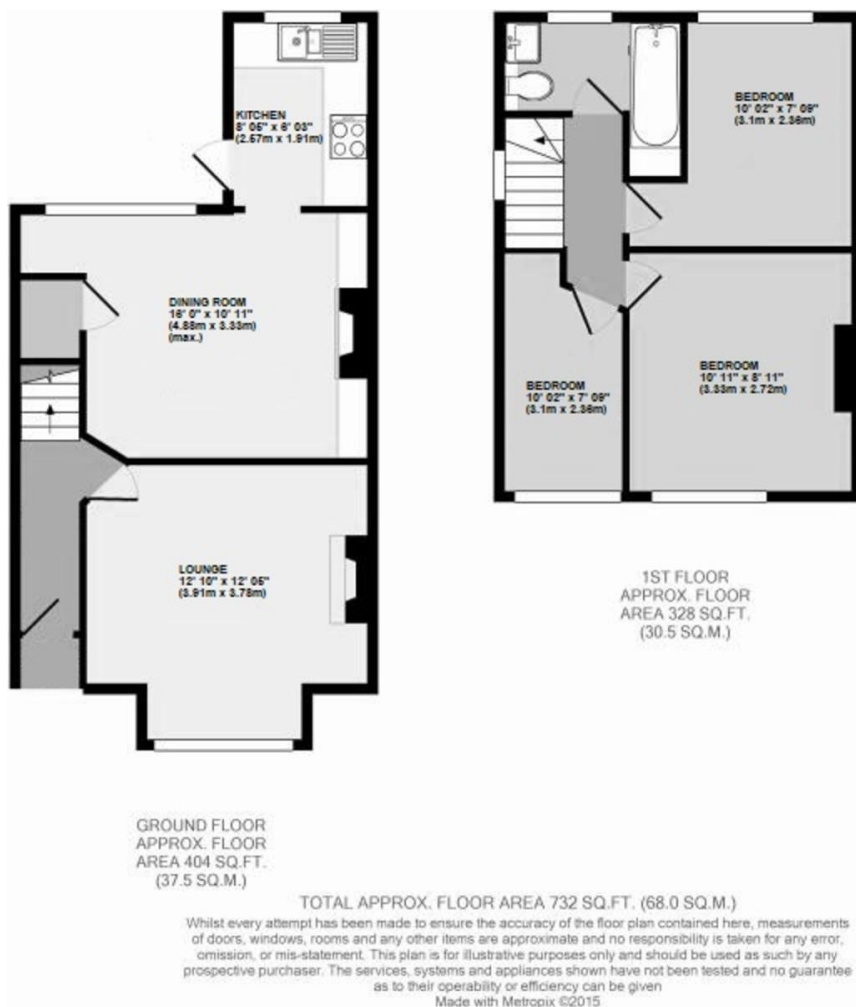
Low maintenance, covered entrance, path to front door.

#### PERMIT PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**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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