

# THOMAS BROWN

ESTATES



**11 Perry Hall Road, Orpington, BR6 0HT**

**Asking Price: £465,000**

- 3 Double Bedroom Mid Terraced House
- Close to Orpington High Street & Station
- 2 Bathrooms, Rear Extended
- Very Well Presented







## Property Description

Thomas Brown Estates are delighted to present this beautifully extended and immaculately presented three double bedroom, two bathroom terraced home, ideally positioned in a highly sought after central location.

The property is within easy walking distance of Perry Hall Primary School, Poverest Park, Orpington High Street and Orpington mainline station, making it perfect for families and commuters alike.

The accommodation comprises a welcoming entrance hall leading to a stunning 27'10 open plan kitchen/living/dining space, thoughtfully designed for modern living and entertaining. This impressive area features bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. A generous double bedroom and a contemporary family bathroom complete the ground floor.

To the first floor are two further well-proportioned double bedrooms, one of which benefits from a stylish en-suite shower room.

Externally, the property boasts a well maintained, low maintenance rear garden, ideal for entertaining and alfresco dining, along with on-street parking to the front.

Perry Hall Road is superbly located for local schools, parks, bus routes, Orpington High Street and the mainline station. Early internal viewing is highly recommended to fully appreciate the quality, space and location on offer.

Please contact Thomas Brown Estates today to arrange your viewing.





#### ENTRANCE HALL

Composite door to front, laminate flooring, covered radiator.

#### LOUNGE/KITCHEN/DINER

27' 10" x 14' 01" (8.48m x 4.29m) (open plan) Range of matching wall and base units with solid wood worktops over, ceramic sink, integrated oven and electric hob, integrated washing machine, integrated dishwasher, space for fridge/freezer, space for tumble dryer, central island and breakfast bar, double glazed bi-folding doors to rear, laminate flooring, two radiators.

#### BEDROOM 3

12' 0" x 10' 09" (3.66m x 3.28m) Double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest shower head over and shower attachment, part tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 01" x 10' 0" (4.29m x 3.05m) Two double glazed windows with shutters to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head, part tiled walls, tiled flooring.

#### BEDROOM 2

14' 01" x 9' 01" (4.29m x 2.77m) Two double glazed windows to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

##### FRONT GARDEN

Low maintenance hard standing area, covered entrance.

##### SOUTH FACING REAR GARDEN

21' 0" x 16' 0" (6.4m x 4.88m) Low maintenance, artificial lawn, raised flowerbeds.

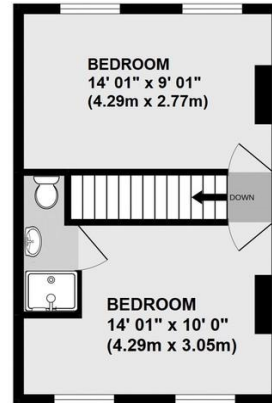
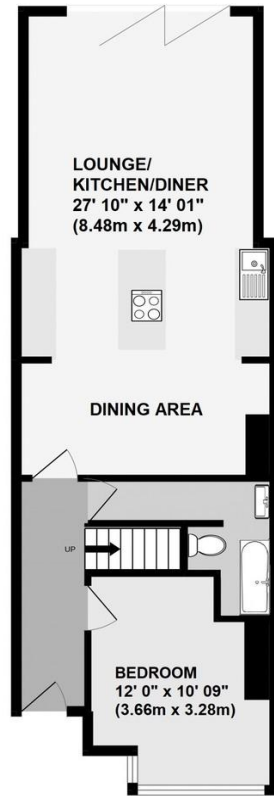
##### DOUBLE GLAZING

##### CENTRAL HEATING SYSTEM



GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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