

THOMAS BROWN

ESTATES

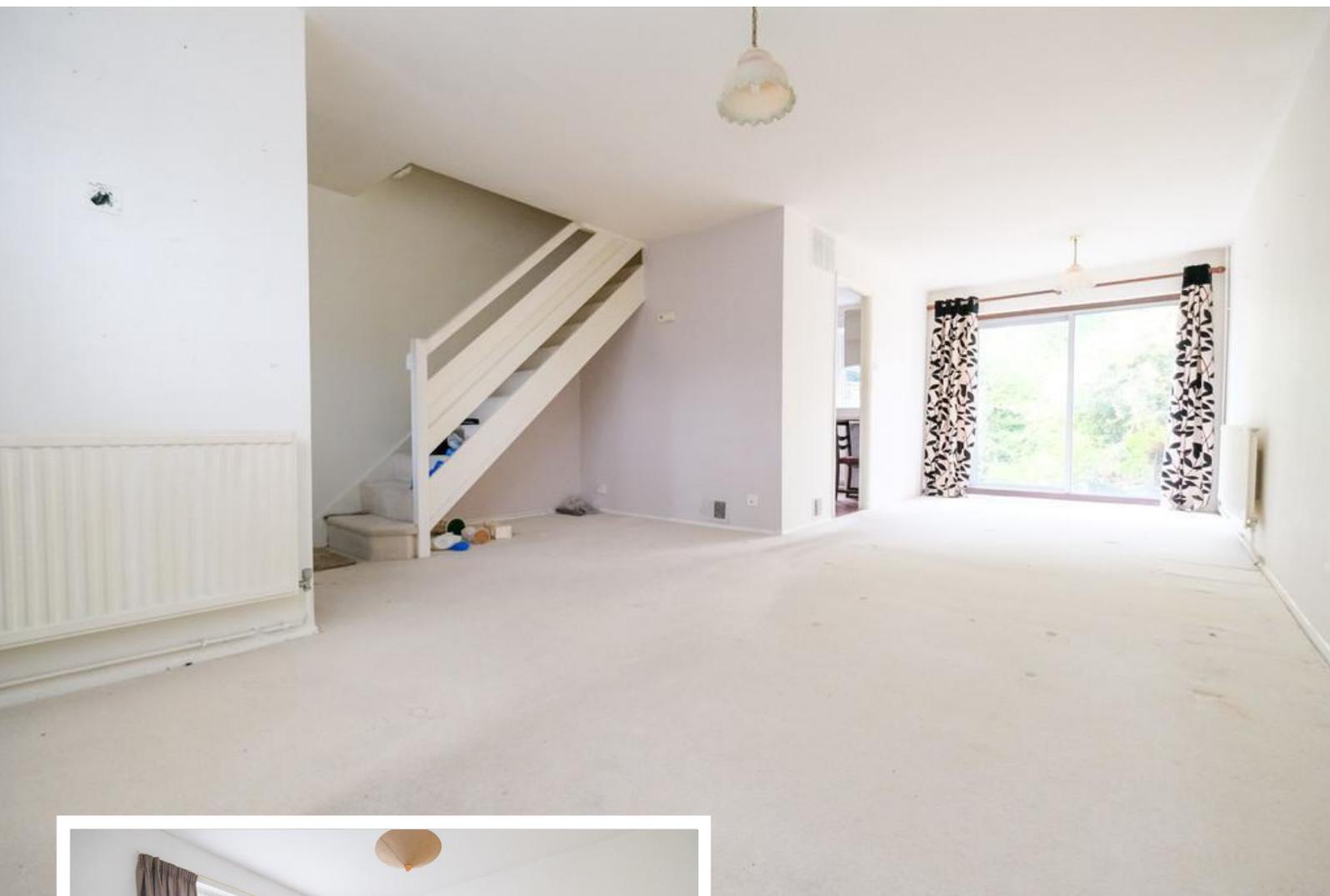


35 Zelah Road, Orpington, BR5 4JU

Asking Price: £375,000

- 3 Bedroom Mid Terrace House
- Well Located for Orpington High Street
- Garage En-Bloc & Residents Parking
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this three bedroom terrace property, set back from a quiet road and in a sought after area of Orpington boasting an easy walk to Orpington High Street, garage en-bloc and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms and family bathroom. Externally there is a rear garden, garage en-bloc, residents parking with additional on road parking. Zelah Road is well located for local schools, Orpington High Street, Orpington and St. Mary Cray Stations and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange your viewing.



ENTRANCE PORCH

Door to front.

LOUNGE/DINER

26' 03" x 15' 06" (8m x 4.72m) (measured at maximum) Double glazed window to front, double glazed sliding doors to rear, carpet, two radiators.

KITCHEN

11' 02" x 6' 09" (3.4m x 2.06m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated cooker, space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, wood effect flooring.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM

11' 09" x 9' 01" (3.58m x 2.77m) Double glazed window to rear, carpet, radiator.

BEDROOM

11' 09" x 9' 01" (3.58m x 2.77m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.



BEDROOM

8' 01" x 6' 01" (2.46m x 1.85m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN (NEEDS ATTENTION)

30' - 40' (approx.) Patio.

GARAGE

DOUBLE GLAZING

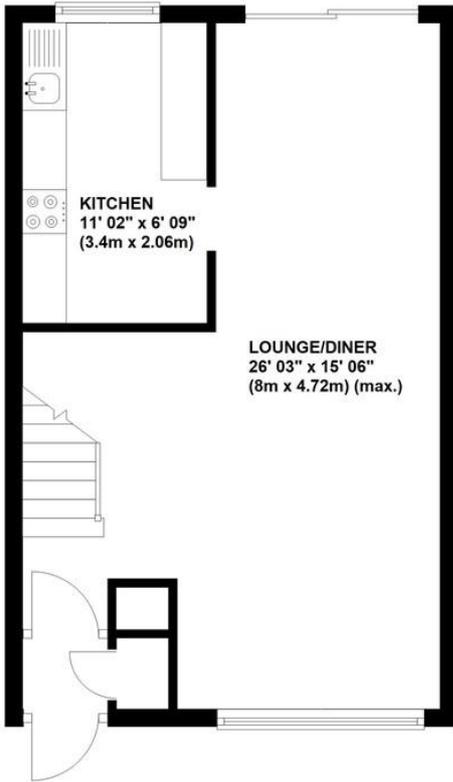
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



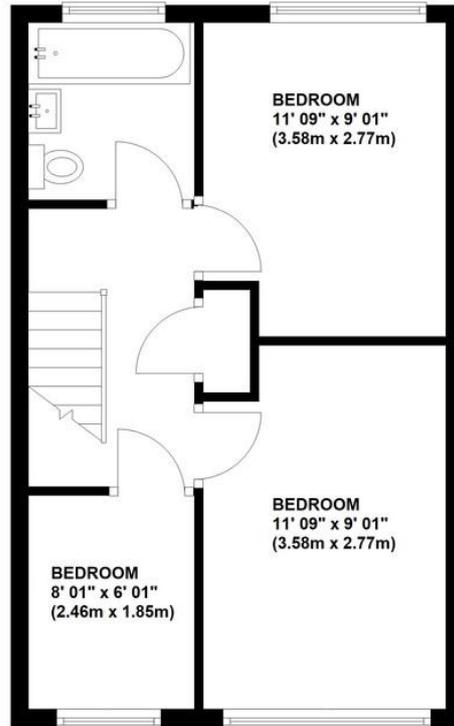
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



Total area: approx. 74.6 sq. metres (803.4 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(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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