THOMAS BROWN
ESTATES



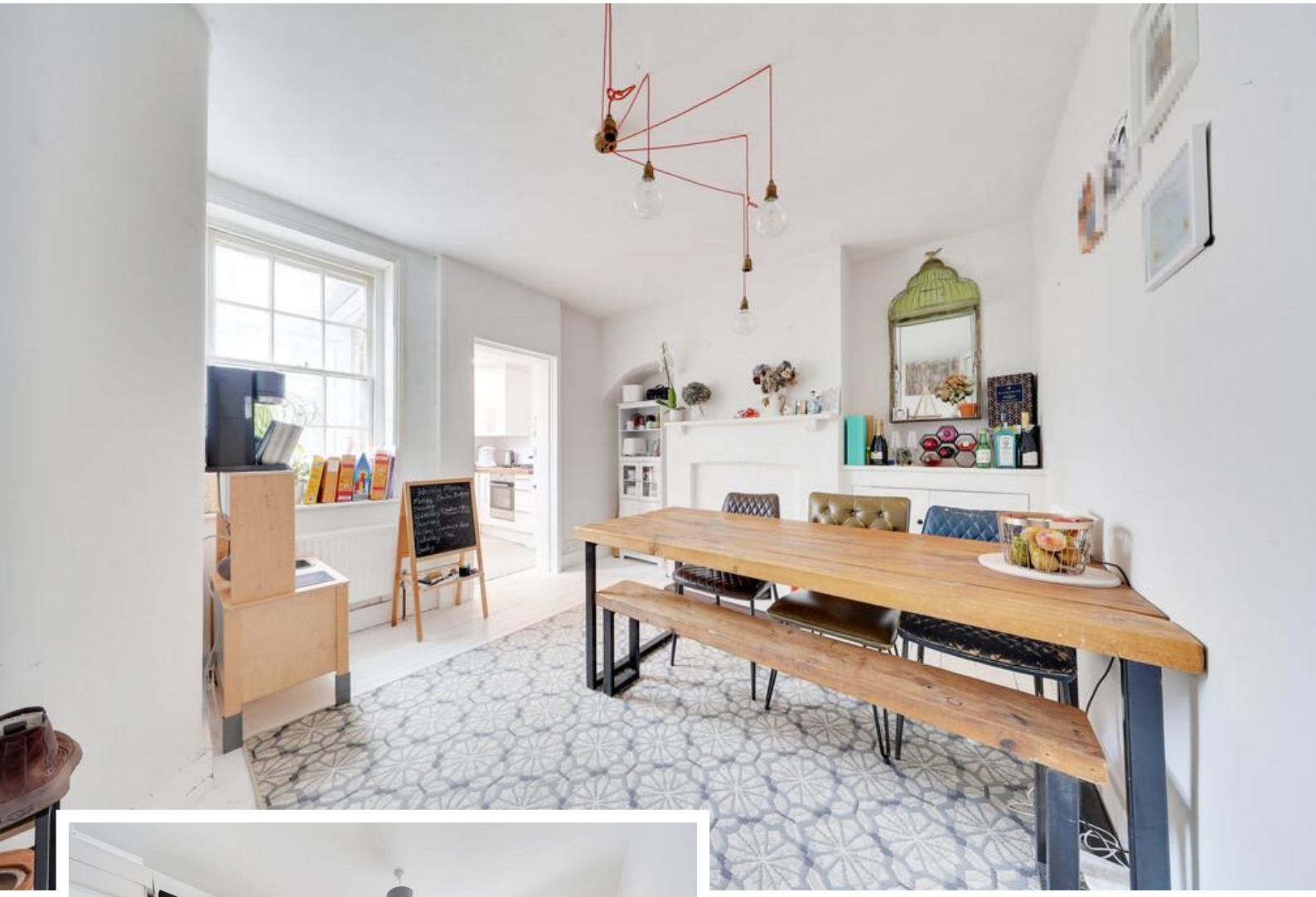
5 Aynscombe Angle, Orpington, BR6 0HJ

Asking Price: £450,000

- 3 Bedroom Mid Terrace House
- 2 Reception Rooms
- Well Located for Orpington High Street & Priory Gardens
- Modern Décor & Original Features











Property Description

Thomas Brown Estates are delighted to offer this charming three bedroom terraced property, dating back to circa 1910 and ideally situated in the heart of BR6 Orpington. Boasting a wonderful blend of modern décor and attractive original features, the property enjoys a highly convenient location just moments from Orpington High Street and the ever popular Priory Gardens.

The ground floor accommodation comprises an entrance hallway, a welcoming lounge, separate dining room, fitted kitchen and a useful lean-to with access to a utility cupboard and WC. To the first floor, the landing provides access to three bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, while permit parking is available to the front.

Aynscombe Angle is ideally positioned for easy access to Orpington High Street, Orpington mainline station, Priory Gardens, well-regarded local schools and excellent bus routes, making this an appealing home for families and commuters alike.

Early viewing is highly recommended to fully appreciate the character, presentation and superb location this property has to offer. Please contact Thomas Brown Estates for further information or to arrange a viewing.







Entrance Hall:
Painted exposed floorboards, radiator.

Lounge:
12' 05" x 12' 05" (3.78m x 3.78m). Open fireplace, window to front, exposed floorboards, radiator.

Dining Room:
13' 04" x 11' 0" (4.06m x 3.35m). Open fireplace, understairs cupboard, window to rear, painted exposed floorboards, radiator.

Kitchen:
8' 04" x 6' 03" (2.54m x 1.91m). Range of matching wall and base units with solid wood worktops over, stainless steel sink, integrated oven, integrated gas hob, space for fridge/freezer, space for slimline dishwasher, window to side, door to side, vinyl flooring.

Lean-To:
Doors to rear, tiled flooring.

Utility Cupboard:
Space for washing machine and space for tumble dryer.

Cloakroom:
WC, wash hand basin, tiled flooring.

Stairs To First Floor Landing:
Carpet.

Bedroom 1:
11' 02" x 9' 03" (3.4m x 2.82m). (Measured to front of wardrobes). Fitted wardrobes, window to front, carpet, radiator.

Bedroom 2:
10' 0" x 9' 0" (3.05m x 2.74m). Window to rear, carpet, radiator.

Bedroom 3:
10' 02" x 5' 03" (3.1m x 1.6m). Window to front, carpet, radiator.

Bathroom:
WC, wash hand basin, fitted storage, bath with shower over and shower attachment, opaque window to rear, exposed floorboards, heated towel rail.

Other Benefits Include:

Garden
45' 0" (13.72m).

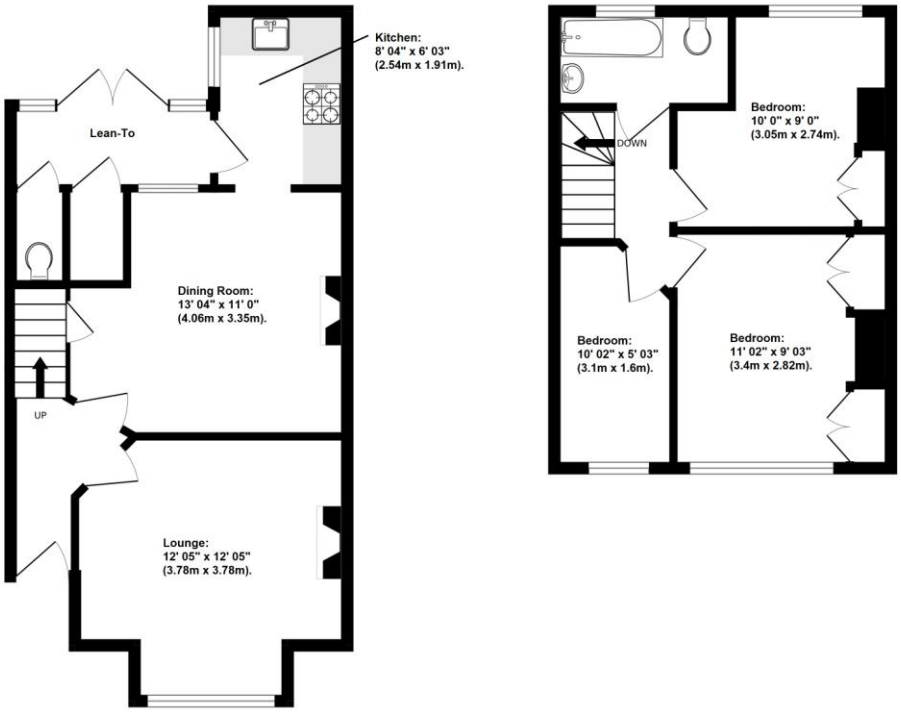
Front Garden:
Low maintenance garden, covered entrance, permit parking.

Central Heating System

Alarm System

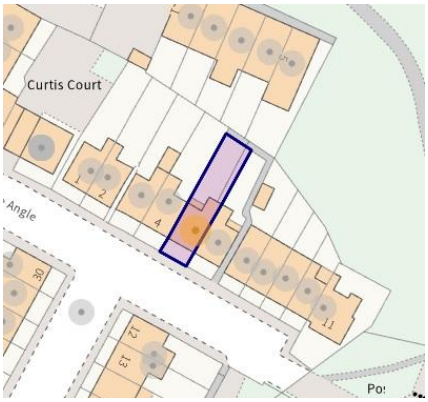
GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.

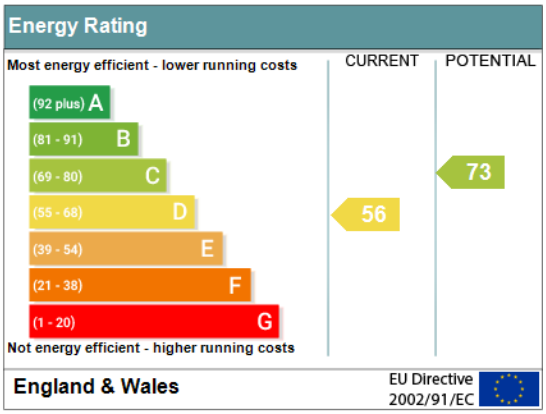
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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: D

Tenure: Freehold

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