

# THOMAS BROWN

ESTATES

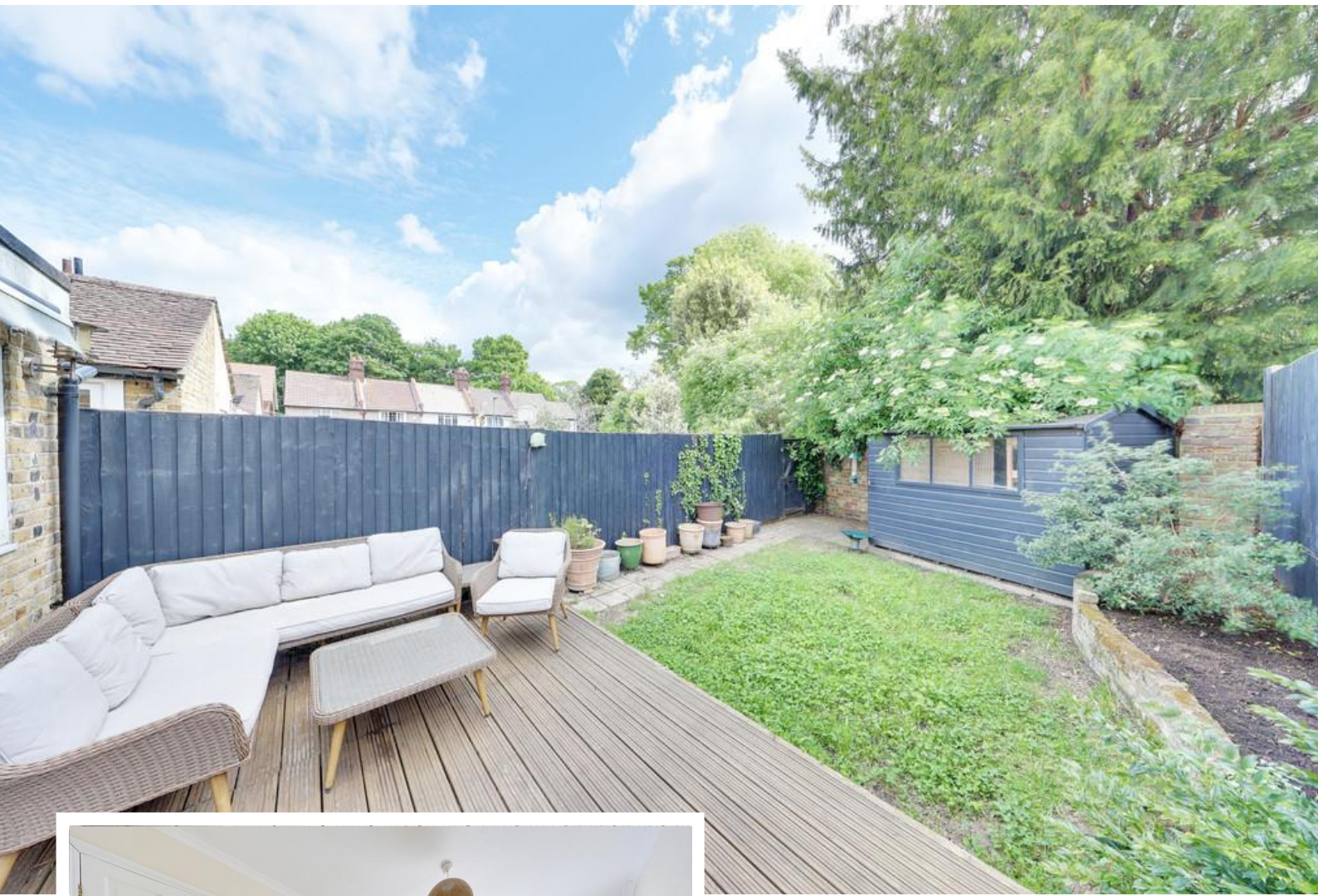


**16 Aynscombe Angle, Orpington, BR6 0HJ**

**Asking Price: £465,000**

- 3 Bedroom Mid Terrace House
- Close Proximity to Orpington High Street & Priory Gardens
- 2 Reception Rooms
- Permit Parking for Residents





## Property Description

Thomas Brown Estates are delighted to offer this well presented 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 porch and hallway, a comfortable lounge, a separate dining room, a modern fitted kitchen with direct access to the rear garden, and a WC. To the first floor a landing provides access to three bedrooms and a shower room.

Externally, the property benefits from a low maintenance, private rear garden - perfect for al fresco 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 PORCH

Double glazed opaque composite door to front, tiled flooring.

#### ENTRANCE HALL

Wooden door to front, cupboard, exposed floorboards, radiator.

#### LOUNGE

12' 11" x 9' 10" (3.94m x 3.3m) Feature fireplace, double glazed window to front, exposed floorboards, radiator.

#### DINING ROOM

13' 01" x 11' 0" (3.99m x 3.35m) Feature fireplace, storage cupboard, exposed floorboards, radiator.



#### KITCHEN

12' 06" x 8' 04" (3.81m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, tiled splashback, double glazed window and double glazed opaque door to rear, laminate flooring.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

12' 02" x 9' 07" (3.71m x 2.92m) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 2

8' 11" x 8' 08" (2.72m x 2.64m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 10" x 6' 01" (2.69m x 1.85m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

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

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

32' 0" x 17' 0" (9.75m x 5.18m) Decked area with rest laid to lawn, raised flowerbeds, shed, rear access.

#### FRONT

Low maintenance.

#### ON STREET PARKING

Resident permits.

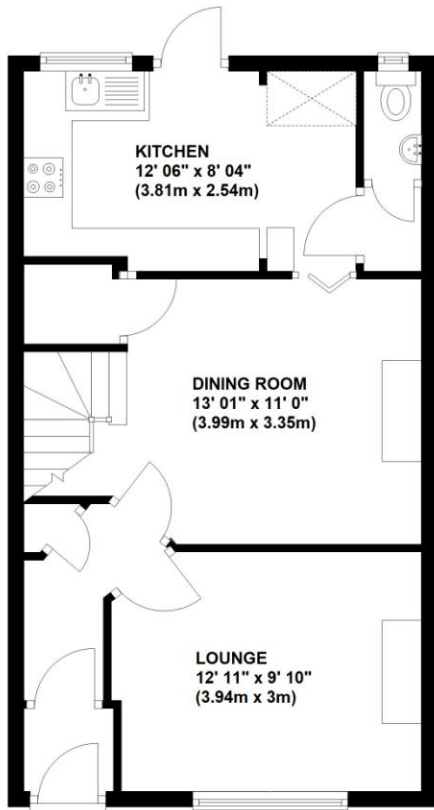
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



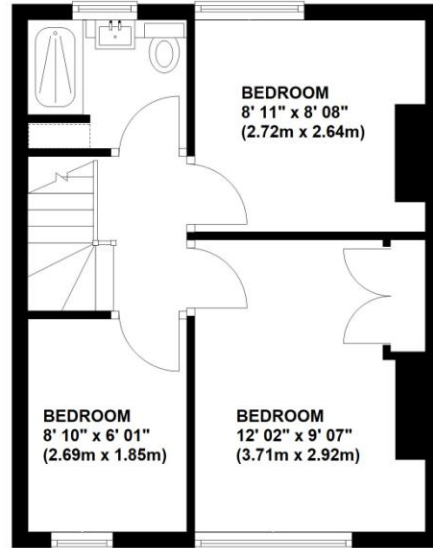
## Ground Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



Total area: approx. 78.8 sq. metres (848.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

**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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