THOMAS BROWN
ESTATES



36 Berrylands, Orpington, BR6 9TF

Asking Price: £440,000

- 3 Bedroom End of Terrace House
- Short Walk to Goddington Park
- 17’06 Kitchen/Diner, 17’08 Lounge
- Allocated Parking, Quiet No Through Road











Property Description

Thomas Brown Estates are delighted to present this deceptively spacious (952 sq. ft) three bedroom end of terrace family home, situated within a quiet no-through road on the popular Berrylands development in BR6. The property boasts a generous 17'06 kitchen/dining room and is ideally positioned just a short walk from the highly sought after Goddington Park.

The accommodation comprises an entrance porch leading into a welcoming entrance hallway, a spacious lounge and a 17'06 kitchen/dining room spanning the rear of the property. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining. Further benefits include an allocated parking space and ample on road parking to the front.

The property is conveniently located close to a selection of well-regarded schools, local shops and bus routes, as well as Orpington High Street and Orpington mainline station, providing excellent transport links. Goddington Park is also within easy walking distance.

Early viewing is highly recommended to fully appreciate the generous accommodation and superb location on offer. Please contact Thomas Brown Estates, Orpington, to arrange your viewing.









Entrance Porch:
Door to front, tiled flooring.

Entrance Hall:
Door to front, coconut mat, laminate flooring, radiator.

Lounge:
17' 08" x 11' 04" (5.38m x 3.45m). Double glazed window to front, laminate flooring, radiator.

Kitchen/Diner:
17' 06" x 8' 09" (5.33m x 2.67m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for slimline dishwasher, space for tumble dryer, double glazed window and double glazed door to rear, laminate and tiled flooring, radiator.

Cloakroom:
WC, wash hand basin, opaque window to front, tile effect flooring.

Stairs To First Floor Landing:
Two storage cupboards, carpet.

Bedroom 1:
11' 08" x 9' 06" (3.56m x 2.9m) (Measured to front of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:
10' 06" x 9' 11" (3.2m x 3.02m). (Measured to front of wardrobes). Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

Bedroom 3:
8' 06" x 7' 11" (2.59m x 2.41m). Double glazed window to front, carpet, radiator.

Bathroom:
WC, wash hand basin, bath, double glazed opaque window to rear, vinyl flooring, radiator.

Other Benefits Include:

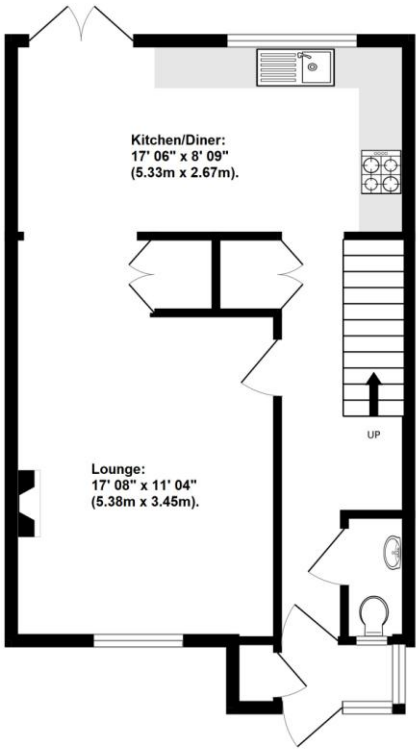
Garden:
30' 0" x 18' 0" (9.14m x 5.49m). Part patio area, part laid to lawn, flowerbeds.

On Road Parking

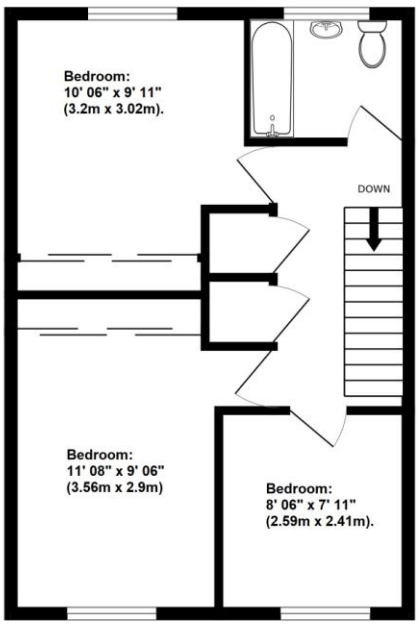
Double Glazing

Central Heating System

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



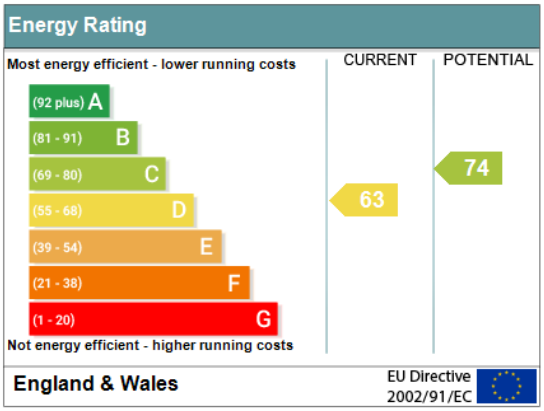
1ST FLOOR
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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: D

Tenure: Freehold

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