

# THOMAS BROWN

ESTATES

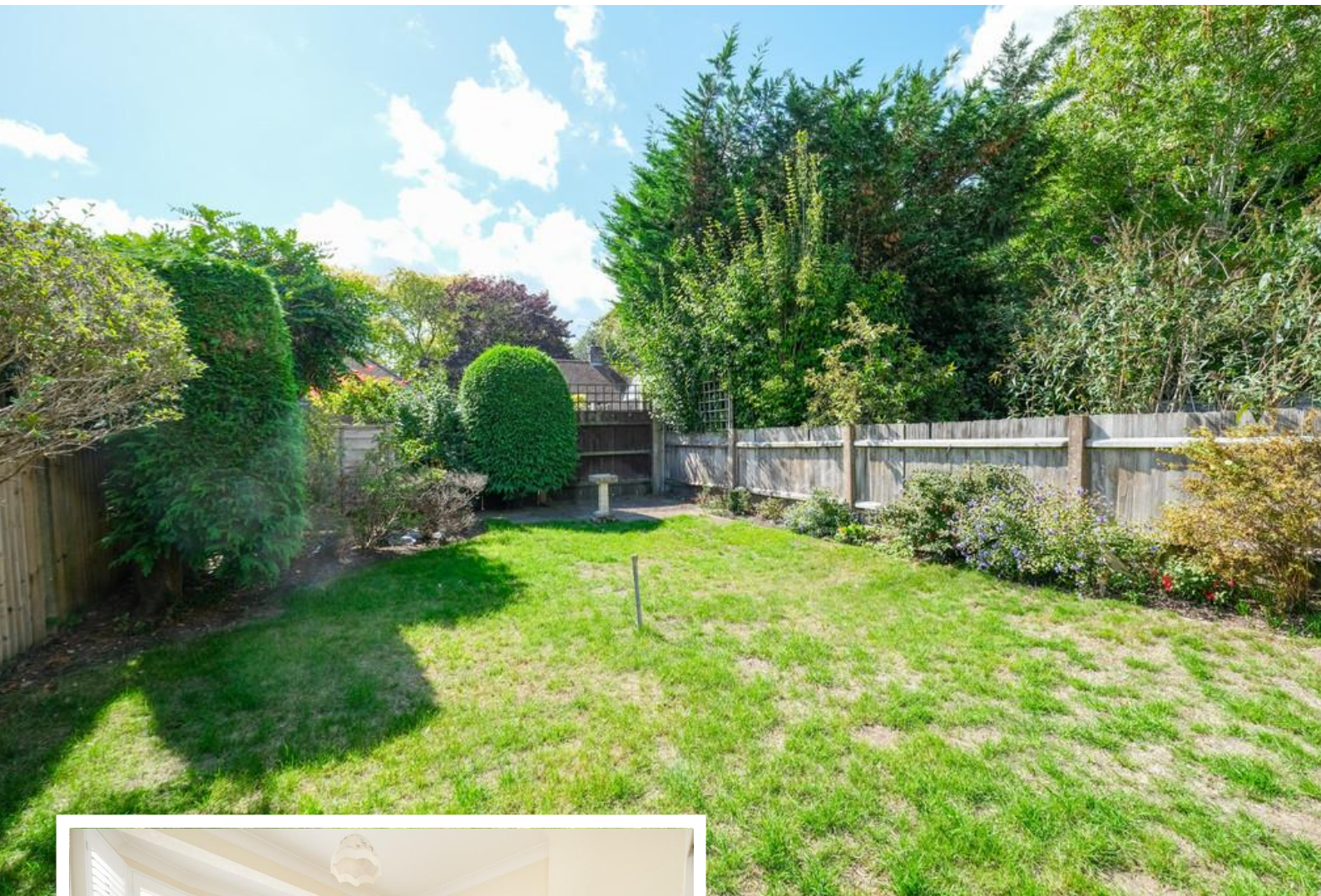


**46 Northlands Avenue, Orpington, BR6 9LY**

**Offer IEO: £500,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington Station & Local Schools
- Popular Davis Development
- No Forward Chain, Garage & OSP





## Property Description

Thomas Brown Estates are pleased to present this three bedroom semi-detached home, ideally situated on the highly sought after Davis Development and offered to the market with no onward chain.

Providing excellent potential for further enhancement, the property offers scope for a loft conversion and/or rear extension, subject to the necessary consents, as many neighbouring properties have successfully undertaken.

The location is particularly convenient for a selection of highly regarded schools, including Warren Road and Tubbenden Primary Schools, Darrick Wood School, Newstead Wood School, and St. Olave's Grammar School. Orpington Station is also within easy reach, offering excellent transport links.

The accommodation comprises an entrance porch, spacious lounge, dining room, and kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a rear garden laid mainly to lawn, a detached garage to the side, and a private driveway providing off street parking.

While some areas would benefit from modernisation, this has been reflected in the asking price, presenting an excellent opportunity for buyers to update and personalise the property to their own taste.

Early viewing is highly recommended to fully appreciate the property's potential, desirable location, and the opportunity it presents.



#### ENTRANCE PORCH

Composite door to side, double glazed window with shutters to front and side, carpet.

#### LOUNGE

15' 06" x 13' 07" (4.72m x 4.14m) Double glazed window with shutters to front and side, carpet, two radiators.

#### DINING ROOM

13' 03" x 9' 04" (4.04m x 2.84m) Double glazed French doors to rear, carpet, radiator.

#### KITCHEN

13' 04" x 5' 08" (4.06m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated undercounter fridge, integrated washing machine, space for fridge/freezer, double glazed door to rear, double glazed opaque window to side, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 02" x 9' 01" (4.01m x 2.77m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

#### BEDROOM 2

10' 03" x 9' 01" (3.12m x 2.77m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

6' 10" x 6' 01" (2.08m x 1.85m) Double glazed window with shutters to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

70' 0" x 20' 0" (21.34m x 6.1m) Patio area with rest laid to lawn, mature shrubs, shed, side access.

#### GARAGE

Roller blind style door to front, two double glazed opaque windows to side.

#### OFF STREET PARKING

Drive.

#### DOUBLE GLAZING

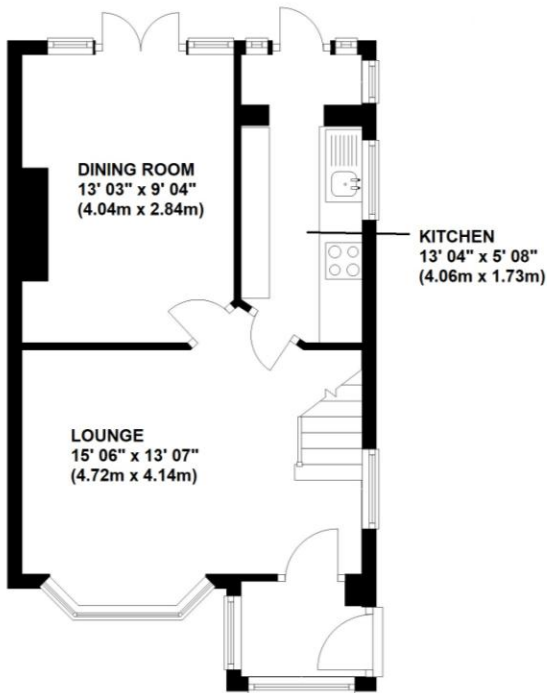
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



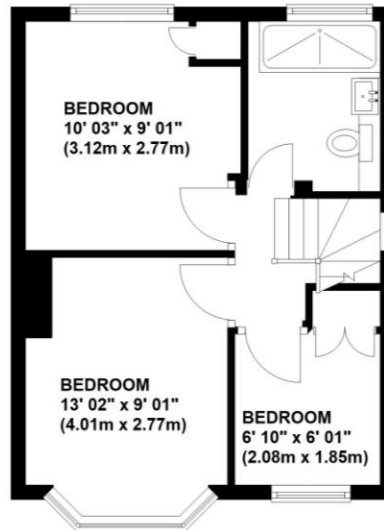
## Ground Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



## First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



## Outbuilding

Approx. 11.8 sq. metres (127.2 sq. feet)



Total area: approx. 79.9 sq. metres (859.8 sq. feet)

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



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(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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