

# THOMAS BROWN

ESTATES



**18 Stapleton Road, Orpington, BR6 9TN**

**Offers IEO: £500,000**

- 3 Bedroom, Deceptively Spacious Mid Terrace House
- Well Located for Orpington High Street & Station
- Close to Warren Road Primary School
- Allocated Parking Space to Rear





## Property Description

Thomas Brown Estates are pleased to present this deceptively spacious three bedroom terraced home, ideally situated on a popular residential road in the highly sought after South Orpington. The property is conveniently located within easy reach of a number of well-regarded schools, including Warren Road Primary School, St Olaves Grammar School, and Newstead Wood Grammar School, as well as Orpington Station and the High Street.

The accommodation comprises an entrance hall, a modern kitchen/dining room, a generous lounge spanning the full width of the rear of the property, and a ground floor WC. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, mainly laid to lawn, along with an allocated parking space to the rear. Additional on street parking is available to the front of the property.

Stapleton Road is ideally positioned for access to Orpington High Street, Orpington Station, local bus routes, and an excellent selection of schools, making it an ideal family home.

To arrange a viewing, please contact Thomas Brown Estates.



#### ENTRANCE PORCH

Brick base, double glazed door to front, double glazed window to front, storage cupboard, tiled flooring.

#### ENTRANCE HALL

Wooden door to front, wood flooring, radiator.

#### LOUNGE

15' 08" x 13' 10" (4.78m x 4.22m) Double glazed window and double glazed door to rear, wood flooring, radiator.

#### KITCHEN/DINER

15' 01" x 9' 07" (4.6m x 2.92m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, tiled splashback, double glazed window to front, wood effect flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, opaque window to front, tiled walls, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet to stairs, wood effect flooring to landing.

#### BEDROOM 1

16' 05" x 9' 06" (5m x 2.9m) (measured at maximum) Wardrobes to stay, double glazed window to front, wood effect flooring, radiator.

#### BEDROOM 2

12' 08" x 8' 07" (3.86m x 2.62m) Storage cupboard, double glazed window to rear, wood effect flooring, radiator.

#### BEDROOM 3

8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window to rear, wood effect flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to front, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

36' 0" (10.97m) Patio area with rest laid to lawn, mature shrubs, rear access to parking space.



#### FRONT

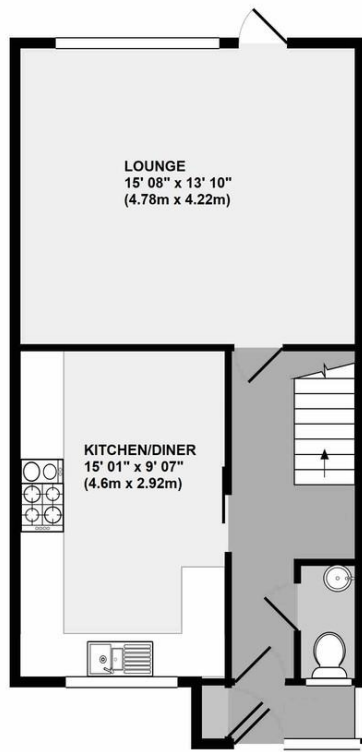
Low maintenance, additional parking on road.

#### ALLOCATED PARKING SPACE TO REAR

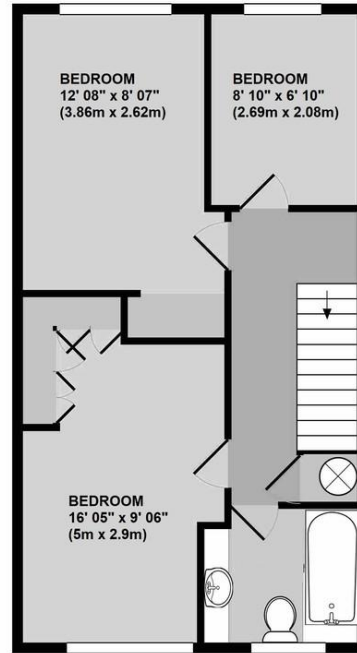
In front of back gate.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



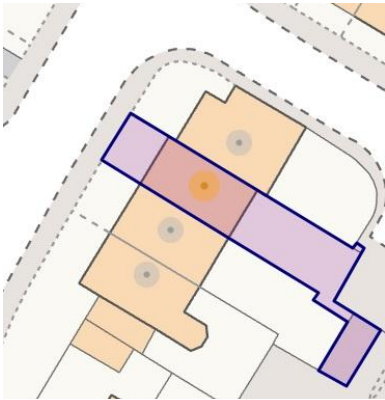
GROUND FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(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	

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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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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