

THOMAS BROWN

ESTATES

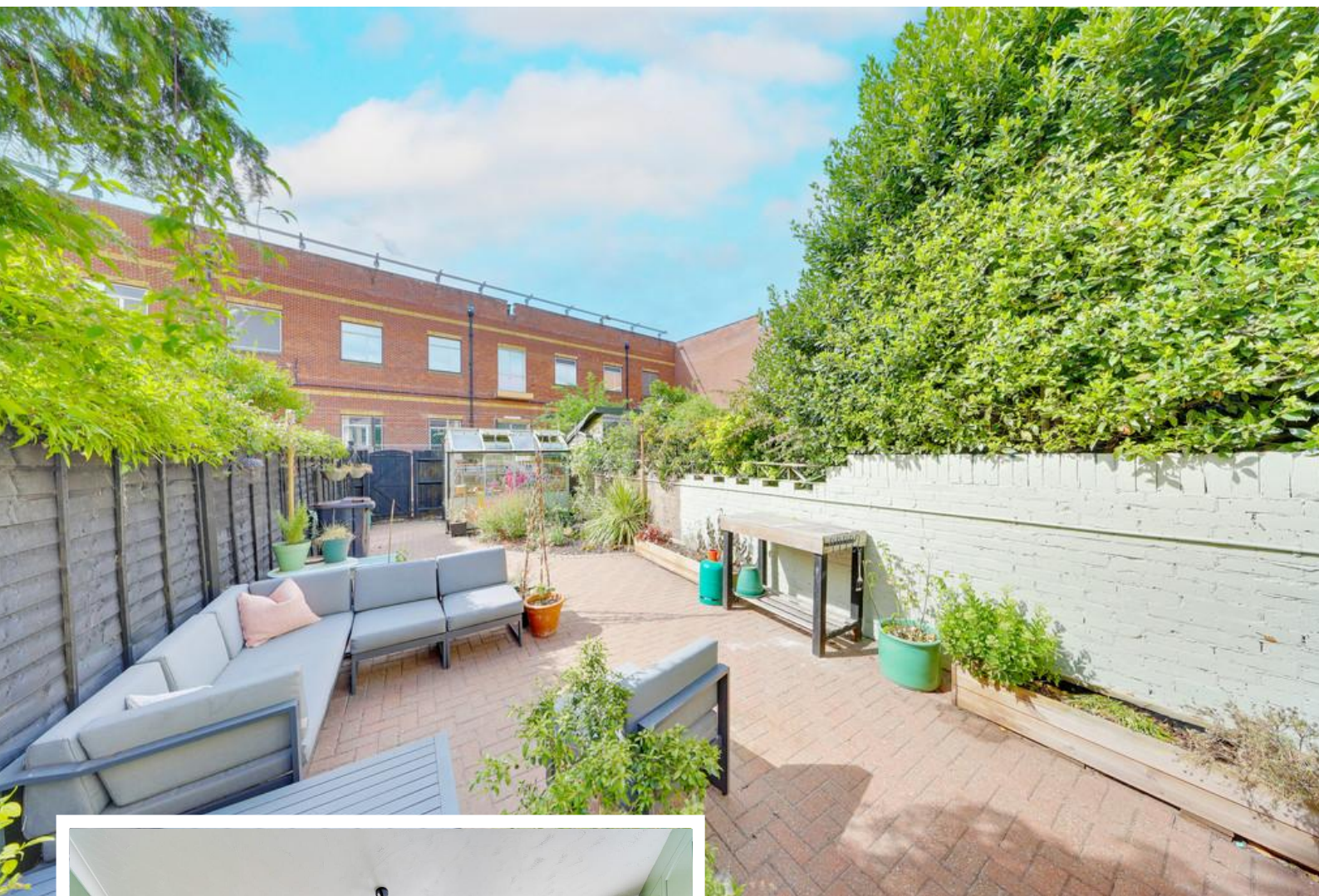


67 Perry Hall Road, Orpington, BR6 0HR

Asking Price: £465,000

- 2 Double Bedroom (plus Study) Victorian House
- Well Located for Orpington High Street & Station
- Deceptively Spacious 977 Sq. Ft (Approx.)
- 2 Reception Rooms, South Facing Garden





Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious Victorian home with two double bedrooms plus study (with potential to create third bedroom), extending to approximately 977 sq. ft and retaining a wealth of original character features. Ideally situated within walking distance of Perry Hall Primary School, Orpington High Street, Orpington Station and Peverest Park, this attractive home is perfectly positioned for families and commuters alike.

The accommodation comprises a welcoming entrance hall, a bright and spacious open plan lounge/dining room, a modern fitted kitchen and a useful lean-to, ideal as a utility area, all to the ground floor. Upstairs are two double bedrooms, together with a separate study that provides access to the well-appointed family bathroom, offering an ideal space for home working or occasional use.

Externally, the property benefits from a well maintained, low maintenance rear garden, while unrestricted on road parking is available to the front.

Perry Hall Road is conveniently located for an excellent selection of local schools, shops, bus routes, parks and Orpington mainline station, providing fast and frequent services into London.

An internal viewing is highly recommended to fully appreciate the generous accommodation, character and superb location this charming Victorian home has to offer.



Entrance Hall:

Wooden door to front, laminate flooring, radiator.

Lounge:

13' 05" x 11' 08" (4.09m x 3.56m). (Open plan to dining room). Double glazed bay window with shutters to front, laminate flooring, radiator.

Dining Room:

11' 11" x 11' 10" (3.63m x 3.61m). Double glazed window to rear, understairs storage cupboard, laminate flooring, radiator.

Kitchen:

14' 04" x 7' 10" (4.37m x 2.39m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated induction hob with extractor over, integrated microwave, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, two double glazed windows to side, double glazed window to rear, wooden door to side, vinyl flooring.

Lean-To:

11' 06" x 5' 11" (3.51m x 1.8m). Range of base units with worktops over, space for tumble dryer, double glazed window and double glazed door to rear, double glazed opaque panels to side, vinyl flooring.

Stairs To First Floor Landing:

Storage cupboard, carpet.

Bedroom 1:

13' 09" x 11' 05" (4.19m x 3.48m) Fitted wardrobes and vanity desk, two double glazed windows to front, carpet, radiator.

Bedroom 2:

11' 11" x 9' 06" (3.63m x 2.9m) Double glazed window to rear, carpet, radiator.

Study:

8' 10" x 7' 10" (2.69m x 2.39m). Double glazed window to side, carpet, radiator. (Potential for third bedroom subject to reconfiguration).

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, part tiled walls, heated towel rail, underfloor heating, vinyl flooring.

Other Benefits Include:

South Facing Garden:

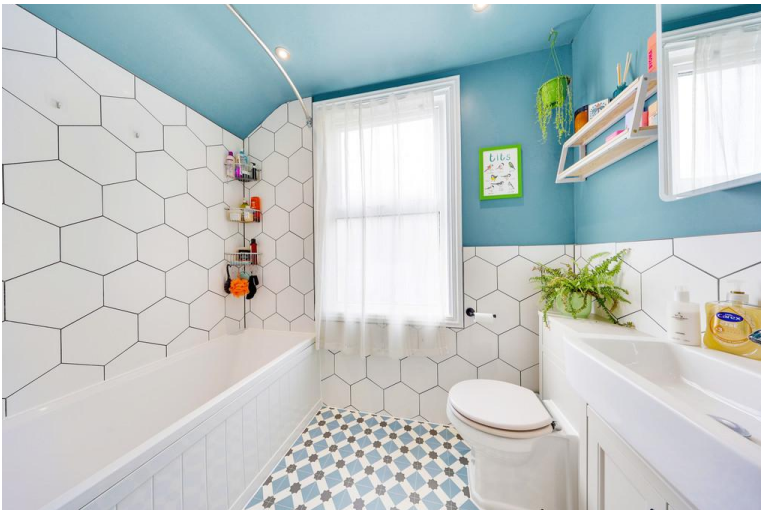
44' 0" x 16' 0" (13.41m x 4.88m). Low maintenance, flowerbeds, greenhouse with power, rear access.

Front Garden:

Low maintenance, path to front door, covered entrance.

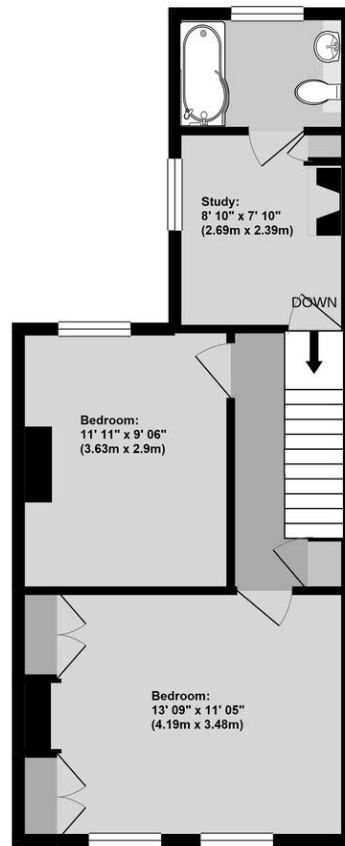
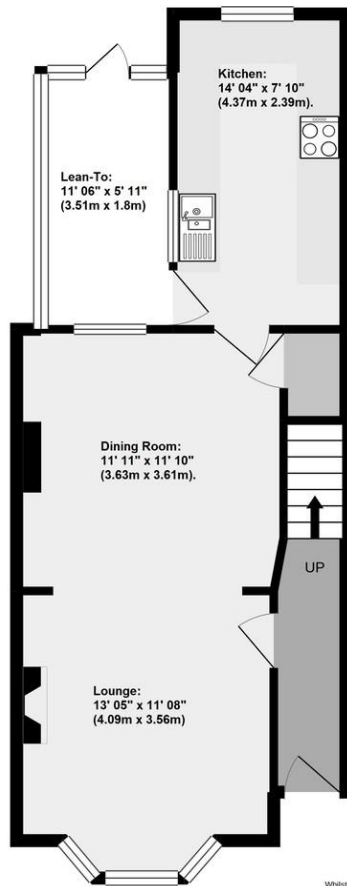
Double Glazing

Central Heating System



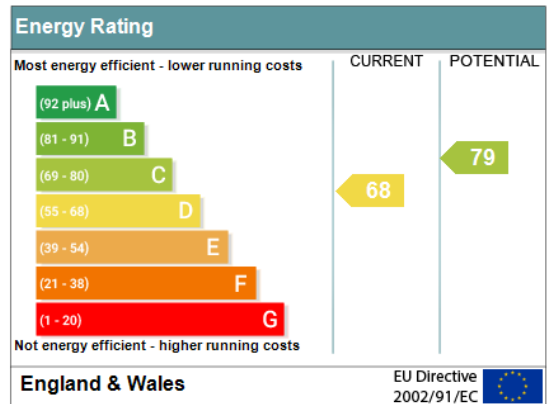
GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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