THOMAS BROWN
ESTATES

89 Cowden Road, Orpington, BR6 0TP

Fixed Price: £425,000

- 3 Bedroom End of Terrace House
- Well Located for Orpington High Street & Station
- Close to Perry Hall Primary School
- No Forward Chain, Quiet Location

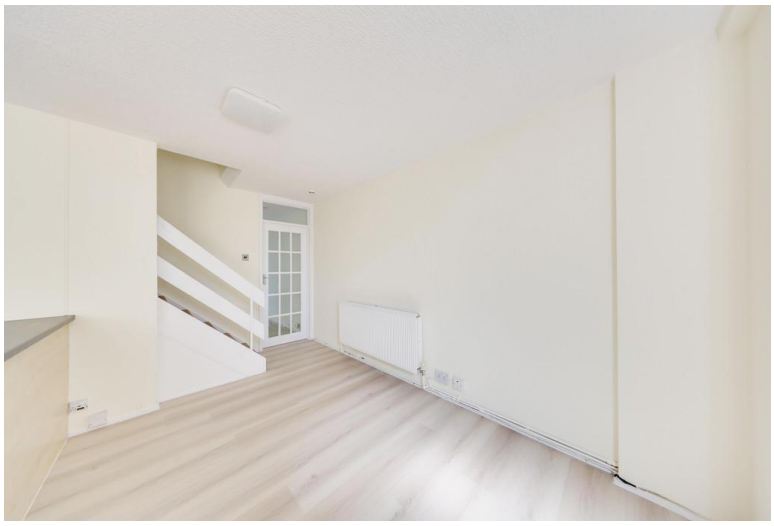
Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace property, offered to the market with no forward chain and having been recently decorated throughout, with the majority of flooring replaced. The property is situated in a quiet yet central location, within walking distance of Perry Hall Primary School, Poverest Park, Orpington Station and the High Street.

The accommodation comprises an entrance hall, kitchen/dining room, spacious lounge with direct access to the garden, and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens, together with ample residents' parking to the front.

Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, accommodation and generous floorspace on offer.



Entrance Porch:
Double glazed door and double glazed panel to side, tiled flooring, radiator.

Lounge:
15' 07" x 13' 0" (4.75m x 3.96m). Double glazed window to rear, double glazed door to garden, laminate flooring, radiator.

Kitchen/Dining area:
15' 07" x 14' 01" (4.75m x 4.29m). (Measured to widest point).

Kitchen: Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven, integrated hob with extractor over, space for fridge/freezer, space for washing machine, plumbing for dishwasher, tiled splashback, double glazed window to front, laminate flooring.

Dining area: Door to entrance porch, laminate flooring, radiator.

Cloakroom:
WC, wash hand basin, double glazed window to front, part tiled walls, tiled flooring, radiator.

Stairs To First Floor Landing:
Airing cupboard, loft access, carpet.

Bedroom 1:
12' 07" x 8' 07" (3.84m x 2.62m). (Plus recess 2' 07 x 2' 05). Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

Bedroom 2:
11' 02" x 8' 07" (3.4m x 2.62m). Built in wardrobe, double glazed window to front, laminate flooring, radiator.

Bedroom 3:
9' 07" x 6' 09" (2.92m x 2.06m). Double glazed window to rear, laminate flooring, radiator.

Bathroom:
WC, pedestal wash hand basin, bath with shower over, double glazed window to front, wood effect flooring, radiator.

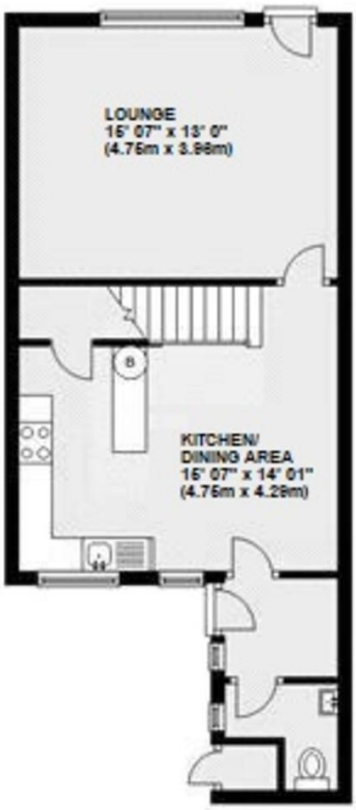
Garden:
20' 0" (6.1m) (approx.). Patio area with rest artificial lawn, shed, rear access gate.

Double Glazing

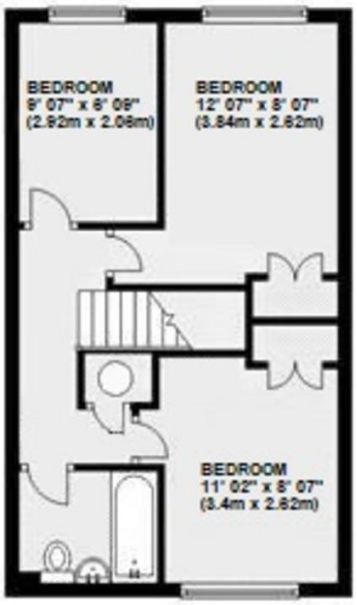
Central Heating System

No Forward Chain

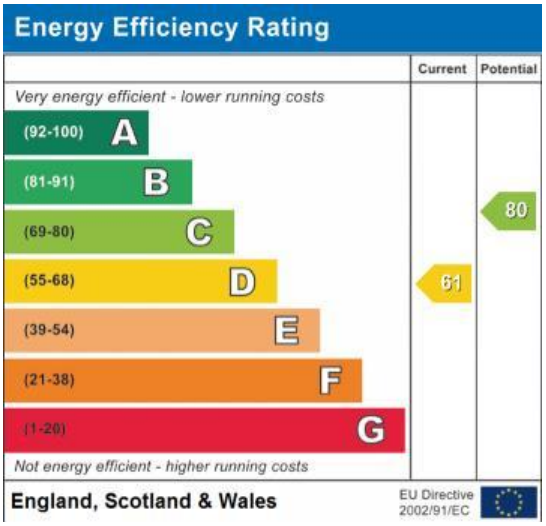
Ground Floor



First Floor



This plan is for illustration purpose only - not to scale



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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