

THOMAS BROWN

ESTATES



16 Valley Road, Orpington, BR5 3DQ

Asking Price: £300,000

- 2 Double Bedroom First Floor Maisonette
- Well Located for Local Amenities & Stations
- Deceptively Spacious, Quiet Residential Road
- 17'7 Lounge/Diner, Private Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well maintained, larger style two double bedroom first floor maisonette, boasting a private rear garden and situated along a quiet residential road.

The well-proportioned accommodation comprises stairs leading to a welcoming entrance hallway, a spacious 17'7 lounge/dining room, a fitted kitchen, two generous double bedrooms and a family bathroom.

Externally, the property benefits from its own private rear garden, providing an ideal space for relaxing and entertaining, alongside ample on road parking to the front.

Valley Road is ideally positioned for a range of local schools, shops, bus routes and mainline railway services, making this an excellent choice for first-time buyers, downsizers and investors alike.

Early viewing is highly recommended to fully appreciate the generous accommodation, private garden and convenient location this property has to offer. Please contact Thomas Brown Estates to arrange your viewing.





Entrance Hall:

Double glazed opaque door to side, carpet to hall stairs, radiator.

Lounge/Dining Room:

17' 07" x 14' 04" (5.36m x 4.37m). Two double glazed windows to front, carpet, two radiators.

Kitchen:

9' 08" x 9' 03" (2.95m x 2.82m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear and side, tile effect flooring.



Bedroom 1:

13' 0" x 10' 10" (3.96m x 3.3m). Double glazed window to rear, carpet, radiator.

Bedroom 2:

12' 11" x 9' 05" (3.94m x 2.87m). Double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tile effect flooring, radiator.



Other Benefits Include:

Garden:

37' 0" x 33' 0" (11.28m x 10.06m). Brick built shed, laid to lawn.

Front:

Path to external stairs.

On Road Parking

Double Glazing

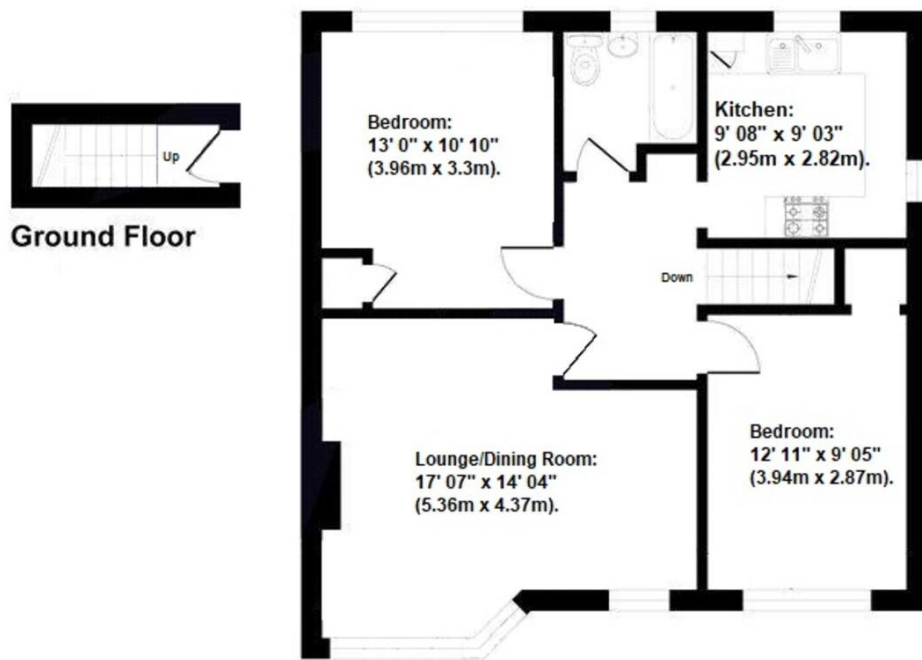
Central Heating System

Leasehold:

84 years remaining.



First Floor



Total area: approx. 69.0 sq. metres (743 sq. feet)

This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Council Tax Band: C

Tenure: Leasehold – 84 years remaining (approx.)

Service Charge (inc. building insurance): £446 PA (£223 Per 6 months) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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