

THOMAS BROWN

ESTATES



35 Lower Road, Orpington, BR5 4AH

Asking Price: £420,000

- 3 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street
- Deceptively Spacious (1142sqft)
- Views Over Locals Allotments to Front





Property Description

Thomas Brown Estates are delighted to offer this well presented and deceptively spacious three double bedroom terraced home, offering approximately 1,142 sq. ft of accommodation and ideally located in Orpington.

The ground floor comprises a welcoming lounge, a generous 14'03 x 13'06 kitchen/dining room-perfect for modern family living-and a well-appointed bathroom. On the first floor, you'll find two spacious double bedrooms, with stairs leading to a further impressive double bedroom on the second floor.

Externally, the property benefits from a low maintenance courtyard style rear garden, ideal for entertaining and alfresco dining, along with on road parking to the front. Lower Road enjoys pleasant views over local allotments, adding a sense of openness rarely found in such a convenient setting.

The property is situated within approximately one mile of St Mary Cray railway station, providing excellent transport links. It is also well positioned for Orpington High Street, the Nugent Shopping Park, reputable local schools, shops, and bus routes.

Early internal viewing is highly recommended to fully appreciate the space, layout, and superb central location this home has to offer.





LOUNGE

14' 04" x 12' 03" (4.37m x 3.73m) Feature fireplace, feature door to front, double glazed window to front, solid wood flooring, two radiators.

KITCHEN/DINER

14' 03" x 13' 06" (4.34m x 4.11m) Range of matching wall and base units with solid wood worktops over, sink and drainer, space for range style cooker, space for fridge/freezer, space for dishwasher, feature fireplace, understairs storage, double glazed window to rear, tiled flooring, covered radiator.

LOBBY

Space for washing machine, space for tumble dryer, door to garden, laminate flooring.



BATHROOM

9' 08" x 6' 10" (2.95m x 2.08m) Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side and rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 2

14' 03" x 12' 02" (4.34m x 3.71m) Feature fireplace, built in storage, double glazed window to front, radiator.



BEDROOM 3

14' 03" x 10' 10" (4.34m x 3.3m) Feature fireplace, built in storage, double glazed window to rear, carpet, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

17' 01" x 13' 02" (5.21m x 4.01m) Fitted wardrobes, double glazed window to front, carpet, radiator.

OTHER BENEFITS INCLUDE:

COURTYARD STYLE GARDEN

33' 0" (10.06m) Patio area, pond, mature shrubs.

FRONT

On road parking.

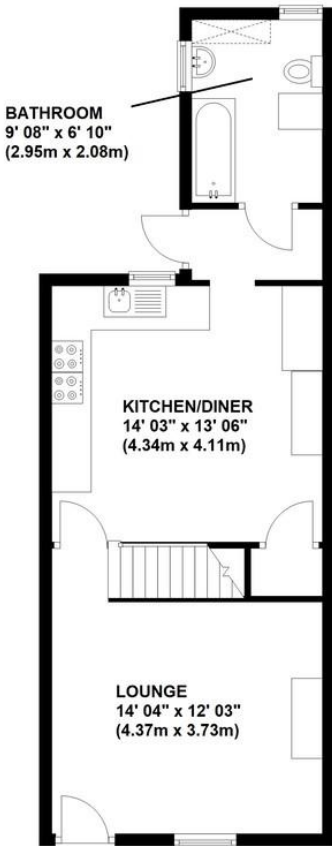
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



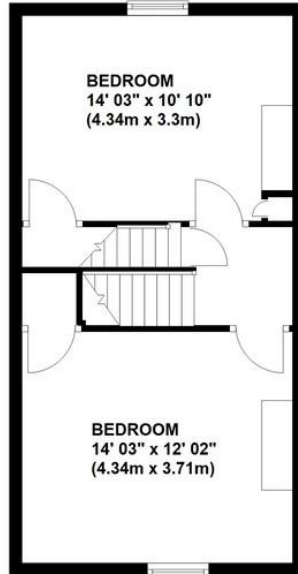
Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



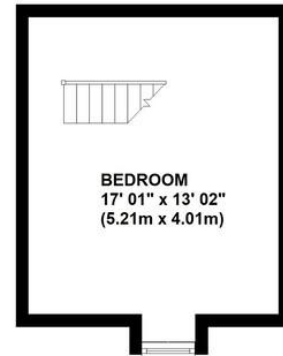
First Floor

Approx. 38.8 sq. metres (417.1 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.5 sq. feet)



Total area: approx. 106.1 sq. metres (1142.5 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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