

THOMAS BROWN

ESTATES



52 Perry Hall Road, Orpington, BR6 0HS

Asking Price: £440,000

- 3 Bedroom, 2 Reception Room End of Terrace House
- Well Located for Perry Hall School & Poverest Park
- 16'10 x 9'08 Home Office/Games Room
- Highly Sought After Location





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious three bedroom end of terrace home, superbly situated in a highly sought after central location. The property is within easy walking distance of Perry Hall Primary School, Poverest Park, Orpington High Street and Orpington station, making it an ideal purchase for families and commuters alike.

The well-appointed accommodation comprises an entrance porch leading to a welcoming hallway that opens into the lounge. The dining room leads into a recently fitted modern kitchen, creating an excellent space for everyday living and entertaining. The ground floor further benefits from a bathroom featuring both a separate bath and shower, along with a useful utility area. To the first floor, there are three bedrooms.

Externally, the property boasts a well-maintained rear garden, perfect for entertaining and alfresco dining. A stand-out feature is the impressive 16'10 x 9'8 home office/games room, offering versatile additional space ideal for remote working or leisure use. To the front, there is convenient on-road parking.

Perry Hall Road is perfectly positioned for access to well-regarded local schools, parks, bus routes, the High Street and the mainline station. Early internal viewing is highly recommended to fully appreciate the space, quality and prime location on offer.

Please contact Thomas Brown Estates today to arrange your viewing.



ENTRANCE PORCH

Double glazed French doors to front, double glazed panels to front and side, tiled flooring.

ENTRANCE HALL

(open plan to lounge) Door and double glazed opaque panel to porch, understairs storage cupboard, LVT flooring.

LOUNGE

13' 0" x 9' 09" (3.96m x 2.97m) Log burner, double glazed bay window to front, LVT flooring, radiator.

DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m) (open plan to kitchen) Storage cupboard, double glazed panel to side, LVT flooring, radiator.



KITCHEN

16' 0" x 5' 08" (4.88m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated electric hob with extractor over, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, door to side, tiled walls, LVT flooring, radiator.

LOBBY/UTILITY ROOM

Space for washing machine, space for tumble dryer, double glazed door to rear.

BATHROOM

Low level WC, wash hand basin, bath, double shower cubicle, opaque window to rear, tiled walls, tiled flooring, heated towel rail.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 03" x 11' 02" (3.43m x 3.4m) Built in storage, two double glazed windows to rear, carpet, radiator.

BEDROOM 2

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to front, carpet, radiator.

BEDROOM 3

7' 07" x 7' 01" (2.31m x 2.16m) Double glazed window to front, carpet, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN

50' 0" x 18' 0" (15.24m x 5.49m) Patio area with rest laid to lawn, mature flowerbeds, side access.

FRONT GARDEN

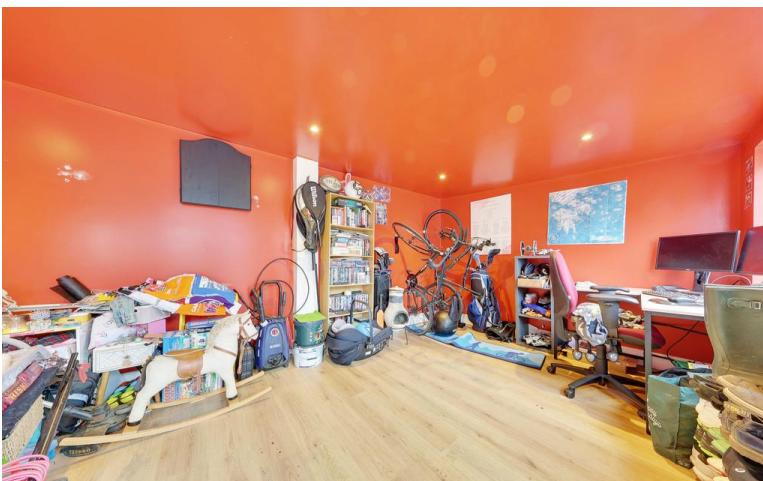
Laid to lawn, mature shrubs, path to front door.

HOME OFFICE/GAMES ROOM

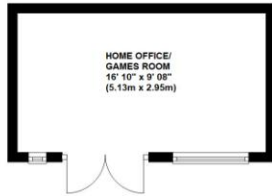
16' 10" x 9' 08" (5.13m x 2.95m) Power and light, double glazed French door and double glazed window to front, laminate flooring.

DOUBLE GLAZING

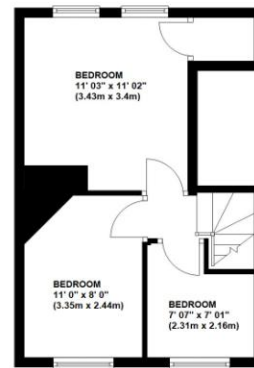
CENTRAL HEATING SYSTEM



Ground Floor
Approx. 64.6 sq. metres (695.0 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C

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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