



2 Berrylands, Orpington, BR6 9TF

Asking Price: £475,000

- 3 Bedroom End of Terrace House
- 15'06 Kitchen/Breakfast Room, Conservatory
- Situated Opposite Goddington Park
- No Forward Chain, Extended to Rear





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and extended three bedroom end-of-terrace family home, ideally positioned opposite the highly sought-after Goddington Park and offered to the market with the added advantage of no onward chain.

The accommodation comprises an entrance porch leading into a welcoming hallway, a generous 15'6" kitchen/breakfast room, and a spacious lounge spanning the width of the property to the rear, providing an excellent space for relaxation and entertaining. The lounge flows seamlessly into a bright conservatory overlooking the garden.

To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom, featuring both a separate shower and a bath.

Externally, the rear garden is predominantly laid to lawn and benefits from a raised decking area and patio, creating an ideal setting for outdoor dining and entertaining. To the front, there is a block paved driveway providing off-street parking for multiple vehicles, together with an allocated parking space.

Situated in the popular Berrylands development, the property is conveniently located close to well-regarded schools, local shops, bus routes, Orpington High Street, and Orpington mainline station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the generous accommodation and superb location on offer. Please contact Thomas Brown Estates, Orpington, to arrange your viewing.



ENTRANCE PORCH

Double glazed door to front, double glazed window to side, storage cupboard, tiled flooring.

ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE

15' 08" x 10' 05" (4.78m x 3.18m) Double glazed French doors to conservatory, double glazed door to garden, laminate flooring, radiator.

CONSERVATORY

9' 10" x 7' 10" (3m x 2.39m) Double glazed window to side, double glazed French doors to side, double glazed panels to rear, laminate flooring, electric radiator.



KITCHEN/BREAKFAST ROOM

15' 06" x 9' 05" (4.72m x 2.87m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, space for tumble dryer, space for dishwasher, breakfast bar, double glazed window to front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, storage cupboard, carpet.

BEDROOM 1

12' 09" x 8' 08" (3.89m x 2.64m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 05" x 6' 09" (4.09m x 2.06m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

9' 08" x 6' 09" (2.95m x 2.06m) Double glazed window to rear, carpet, radiator.



BATHROOM

WC, wash hand basin, bath with shower attachment, shower, two double glazed windows to front, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

40' 0" x 27' 0" (12.19m x 8.23m) Decked area with rest laid to lawn.



OFF STREET PARKING

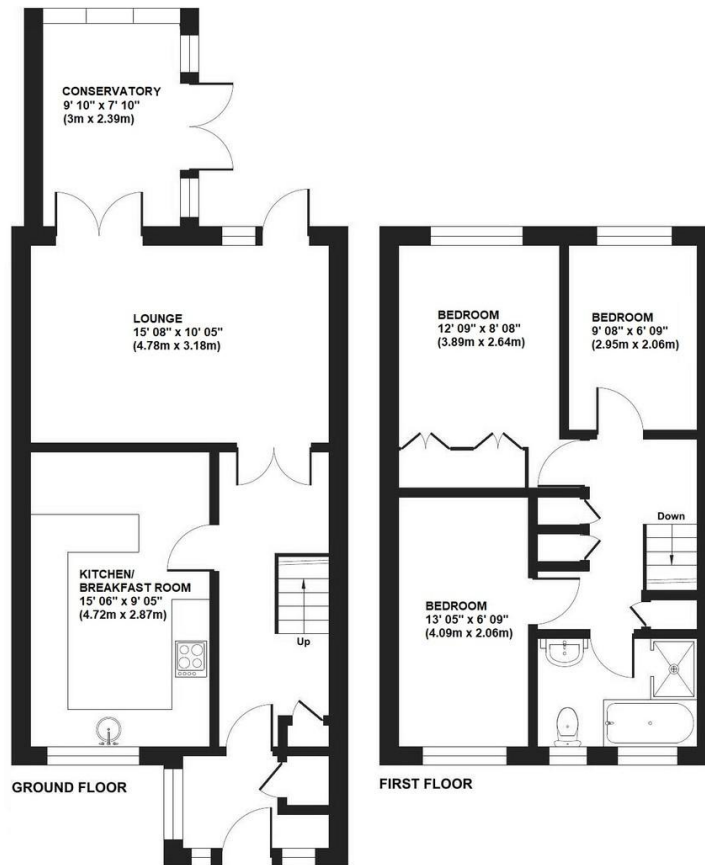
Blocked paved drive for multiple vehicles.

OVERLOOKS GODDINGTON PARK TO FRONT

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Area = 954 sq ft / 88.6 sq m
For identification only - Not to scale



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & 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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