

THOMAS BROWN

ESTATES

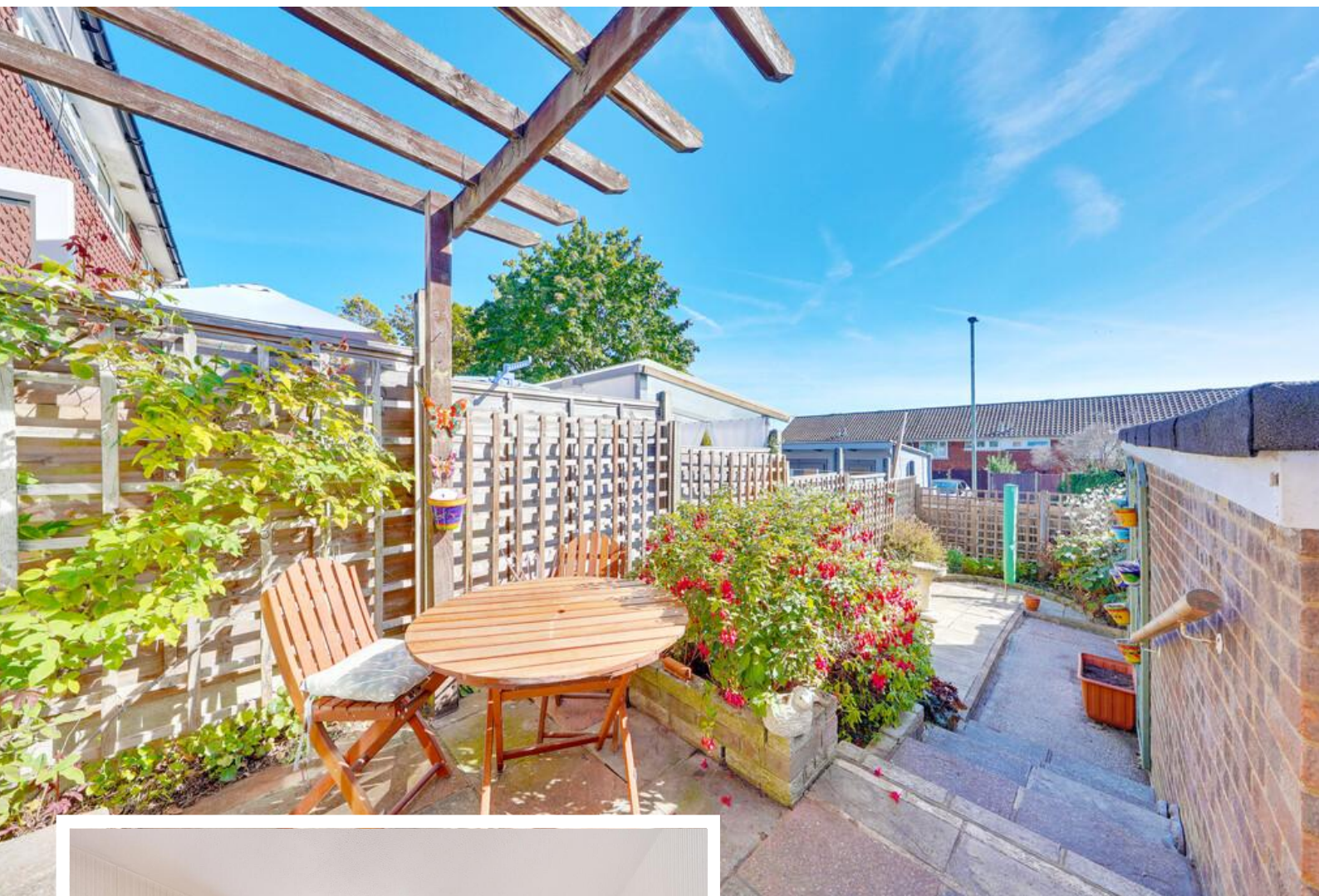


104 Southfleet Road, Orpington, BR6 9SW

Asking Price: £420,000

- 2 Double Bedroom Mid Terrace House
- Potential to Convert Loft Space (STPP)
- Well Located for Orpington Station & Local Schools
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this well positioned two double bedroom mid-terrace property, offered to the market with no forward chain and ideally situated for Orpington Station, local shops and a selection of highly regarded schools.

The property comprises an entrance hall, comfortable lounge and an impressive 16'09 kitchen/diner spanning the rear of the property to the ground floor. To the first floor are two well-proportioned double bedrooms, both with fitted/built in wardrobes, a modern shower room and a separate WC.

Externally, the property benefits from a low maintenance courtyard style rear garden, together with a useful brick built shed which offers excellent potential for conversion into a utility room or home office. To the rear is also a driveway and garage, providing valuable off road parking and storage.

There is further potential to convert the loft space, subject to the necessary planning permissions, with similar conversions having been carried out on properties within the locality.

Southfleet Road is ideally located for a range of popular schools, including St Olave's Grammar School, Tubbenden, Darrick Wood and Warren Road, whilst local shops, bus routes and Orpington's mainline station are also within easy reach.

Internal viewing is highly recommended to fully appreciate the accommodation and potential on offer. Please contact Thomas Brown Estates in Orpington to arrange an appointment.



Entrance Hall:

Double glazed opaque door to front, carpet, radiator, covered entrance.

Lounge:

14' 10" x 13' 05" (4.52m x 4.09m). Double glazed window to front, understairs cupboard, carpet, radiator.

Kitchen/Diner:

16' 09" x 8' 07" (5.11m x 2.62m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for table and chairs, double glazed opaque door to rear, double glazed window to rear, vinyl flooring, radiator.



Stairs To First Floor Landing:

Airing cupboard, carpet.

Bedroom 1:

16' 09" x 9' 03" (5.11m x 2.82m). (Measured to back of wardrobes). Fitted and built in wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:

12' 0" x 10' 06" (3.66m x 3.2m). Built in wardrobe, double glazed window to rear, carpet, radiator.

Shower Room:

Wash hand basin, shower with rainforest head and shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.



Separate WC:

WC, double glazed opaque window to rear, vinyl flooring.

Other Benefits Include:

Courtyard Style Garden:

35' 0" (10.67m). Flowerbeds, brick built shed (8' 0" x 5' 0") with potential to create an office or utility room, rear access.

Front:

Low maintenance garden, communal green.

Garage:

16' 10" x 8' 04" (5.13m x 2.54m). Electric roller blind style door, power and light.

Off Street Parking

Drive in front of garage.

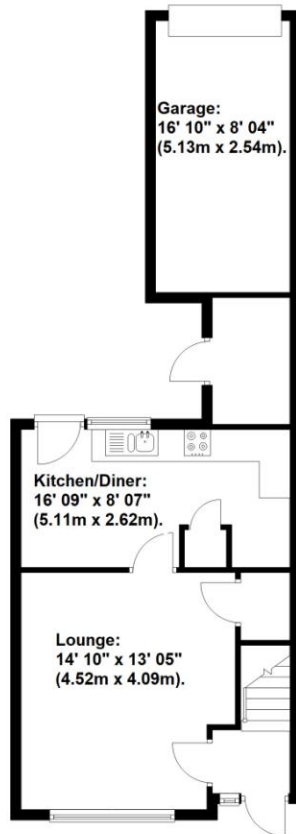
Double Glazing

Central Heating System

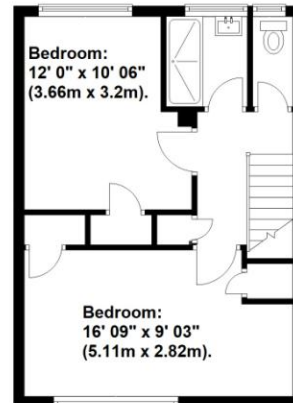
No Forward Chain



Ground Floor



First Floor



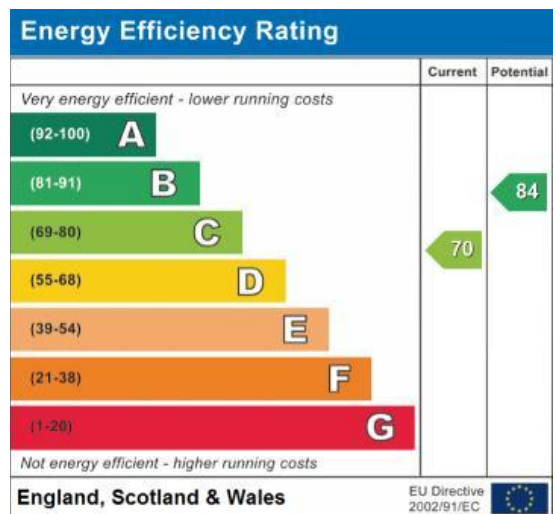
Total area: approx. 90.9 sq. metres (978.8 sq. feet)

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



Council Tax Band: D

Tenure: Freehold



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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES