THOMAS BROWN
ESTATES



15 Osgood Gardens, Orpington, BR6 6JU **Guide: £550,000-£565,000**

- 3 Double Bedroom Mid Terrace House
- Well Located for Warren Road Primary & Chelsfield Station
- Potential to Extend (STPP)
- Garage & Off Street Parking











Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1,303.30 sq. ft) and rarely available three double bedroom terraced family home, situated within a fantastic sought after close and conveniently located within walking distance of Warren Road Primary School and Chelsfield Station. The property boasts a larger than average 75' rear garden, integral garage and driveway.

The accommodation comprises an entrance porch and welcoming hallway, a generously proportioned lounge/dining room spanning the rear of the property with pleasant views over the garden, fitted kitchen and a convenient WC to the ground floor. To the first floor are three well-proportioned double bedrooms, a large family bathroom and a separate shower room.

Externally, the property benefits from front and rear gardens, with the impressive 75' rear garden providing excellent outdoor space. There is also an integral garage and driveway to the front.

There is further potential to extend to the rear, subject to the necessary planning permissions, with neighbouring properties having already undertaken similar extensions.

Please call Thomas Brown Estates to arrange your appointment to view and fully appreciate the generous accommodation, quality of this sought after close and excellent proximity to local amenities, schools and transport links.









Entrance Porch:
Double glazed door and double glazed panel to front, integral door to garage, laminate flooring.

Entrance Hall:
Single glazed door and panel, storage cupboard, laminate flooring, radiator.

Lounge/Diner:
20' 06" x 13' 06" (6.25m x 4.11m). Feature fireplace, double glazed patio doors and double glazed panels to garden, laminate flooring, two radiators.

Kitchen:
10' 10" x 6' 08" (3.3m x 2.03m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, integrated oven, integrated hob with extractor over, integrated microwave, integrated dishwasher, integrated washing machine, double glazed window to front, tiled walls, tiled flooring, underfloor heating.

Cloakroom:
WC, wash hand basin, extractor fan, tiled flooring.

Stairs To First Floor Landing:
Loft access, carpet.

Bedroom 1:
14' 08" x 10' 0" (4.47m x 3.05m). Built in storage, double glazed window to front, carpet, radiator.

Bedroom 2:
13' 08" x 10' 0" (4.17m x 3.05m). Built in storage, double glazed window to rear, carpet, radiator.

Bedroom 3:
13' 08" x 10' 04" (4.17m x 3.15m). (Measured to back of built in storage). Built in storage, double glazed window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin in vanity unit, bath with shower over, airing cupboard, central heating boiler, part tiled walls, laminate flooring, heated towel rail.

Shower Room:
Shower cubicle, single glazed window to front, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

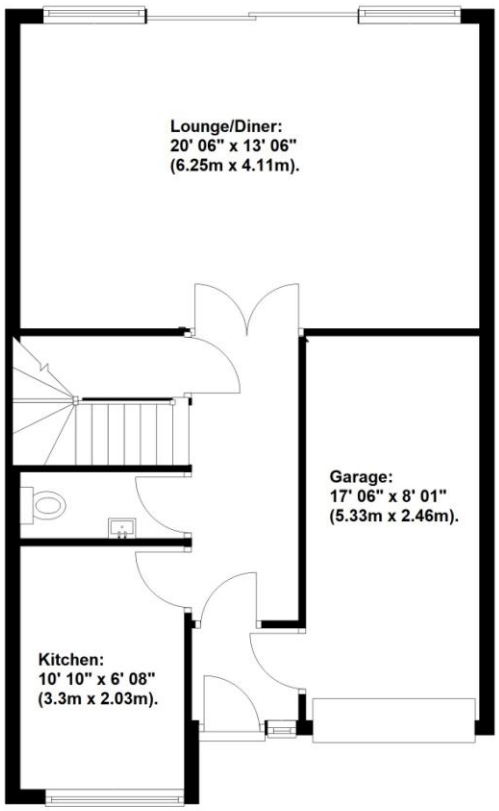
Garden:
75' 0" x 20' 0" (22.86m x 6.1m). (Approx.). Decked area with rest laid to lawn, mature shrubs.

Garage:
17' 06" x 8' 01" (5.33m x 2.46m). Up and over door, power and light.

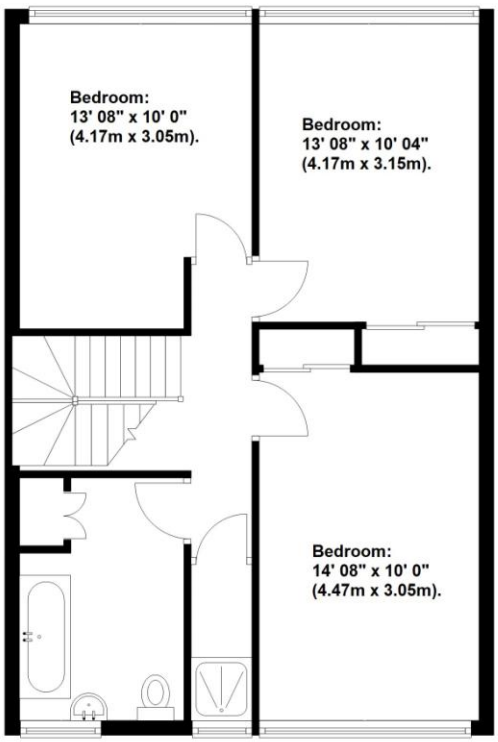
Off Street Parking
Resin bound drive with space for two vehicles.

Central Heating System

Ground Floor



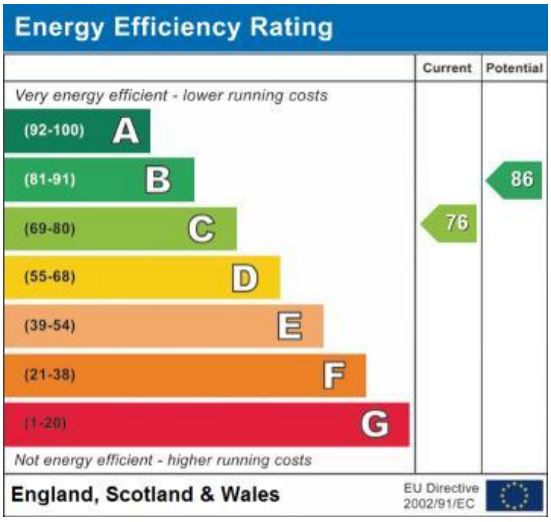
First Floor



Total area: approx. 121.1 sq. metres (1303.3 sq. feet)

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





Council Tax Band: D

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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