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THOMAS BROWN
ESTATES



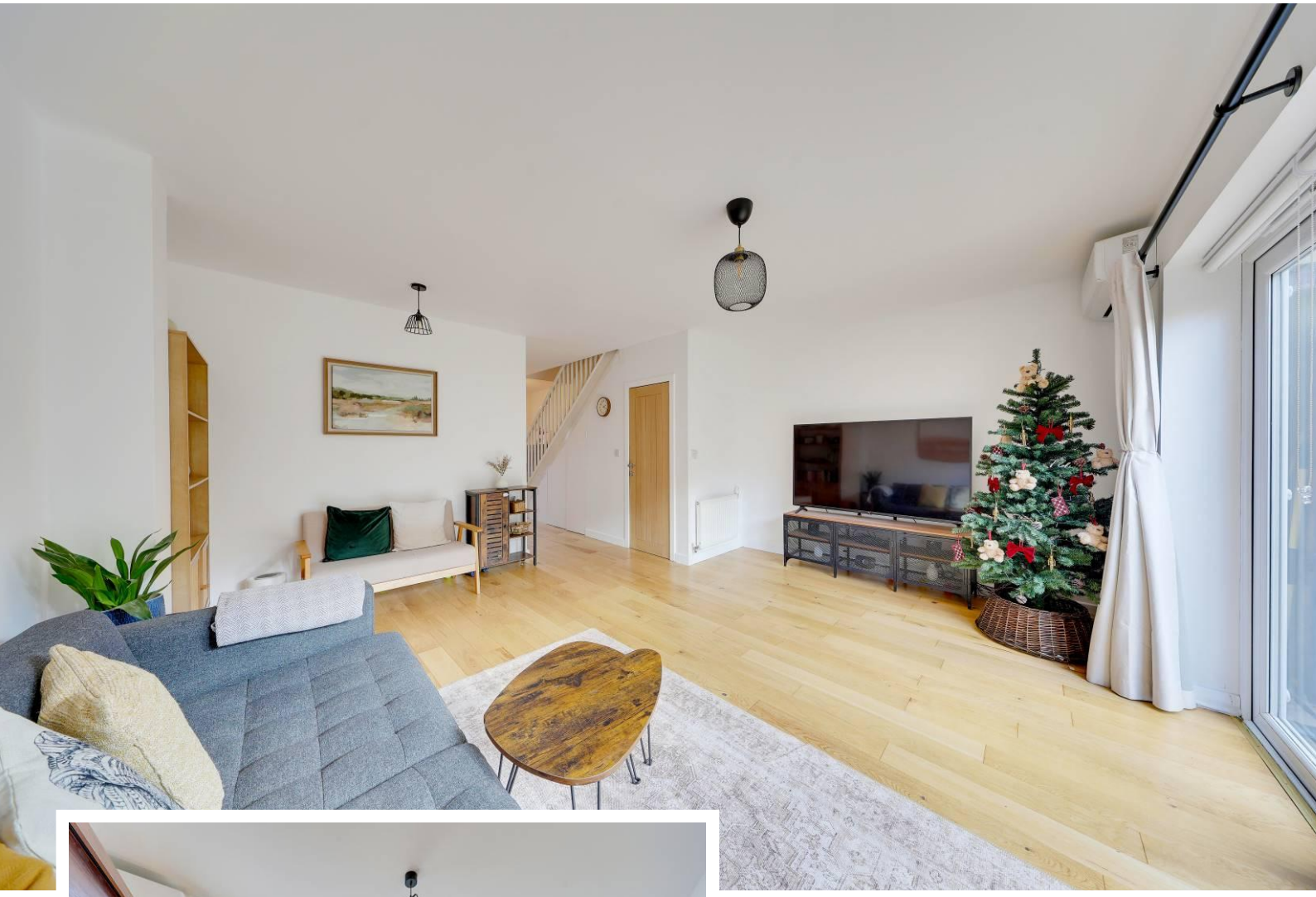
## 54 Quilter Road, Orpington, BR5 4GA

**Asking Price: £450,000**

- 3 Bedroom Mid Terraced House
- Well Located Local Amenities & Schools
- Deceptively Spacious (976.7 Sq. Ft)
- Built 2012, Off Street Parking











# Property Description

Thomas Brown Estates are delighted to present this beautifully maintained and deceptively spacious (976.7 Sq. Ft) three bedroom terraced home, built in 2012 and recently refurbished by the current vendors to provide stylish, modern family living. Offering all the benefits of a more recently constructed property including solar panels, a particularly attractive feature is the private driveway, a rare advantage within this popular development.

The ground floor comprises a spacious entrance hall, a welcoming lounge featuring air conditioning and direct access to the rear garden, a modern fitted kitchen/diner ideal for both everyday family life and entertaining, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms, with air conditioning to the principal bedroom, alongside an executive family bathroom.

Externally, the property boasts a good-sized rear garden, providing an ideal setting for outdoor dining, relaxation and entertaining. To the front, the private driveway offers valuable off street parking.

Quilter Road is ideally located for a range of local schools, shops and bus routes, as well as the amenities of Orpington High Street. Orpington and Chelsfield mainline stations, offering fast services to London Bridge, and St Mary Cray Station, providing services to London Victoria, are all conveniently accessible. The M25 is also just a short drive away, making this an excellent choice for commuters and families alike.

Within walking distance are a local parade of shops, a selection of primary and secondary schools, and several green spaces, including the ever-popular Goddington Park.

Please contact Thomas Brown Estate Agents in Orpington to arrange your viewing and fully appreciate the quality, space and convenient location this fantastic family home has to offer.









**Entrance Hall:**
Door to front, understairs storage, solid wood flooring, radiator.

**Lounge:**
15' 02" x 14' 06" (4.62m x 4.42m). Double glazed door and double glazed window to rear, solid wood flooring, two radiators.

**Kitchen/Diner:**
17' 0" x 8' 01" (5.18m x 2.46m). Range of matching wall and base units with worktops over, sink, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled splashback, space for table and chairs, double glazed window to front, tiled flooring, radiator.

**Cloakroom:**
WC, wash hand basin, solid wood flooring.

**Stairs To First Floor Landing:**
Wood to stairs, solid wood flooring to landing.

**Bedroom 1:**
15' 02" x 9' 10" (4.62m x 3m). Two double glazed windows to rear, air conditioning unit, solid wood flooring, radiator.

**Bedroom 2:**
14' 05" x 7' 09" (4.39m x 2.36m). Double glazed window to front, solid wood flooring, radiator.

**Bedroom 3:**
11' 06" x 7' 02" (3.51m x 2.18m). Built in storage, double glazed window to front, solid wood flooring, radiator.

**Bathroom:**
WC, his and hers sinks, bath with shower over and shower attachment, tiled flooring, heated towel rail.

**Other Benefits Include:**

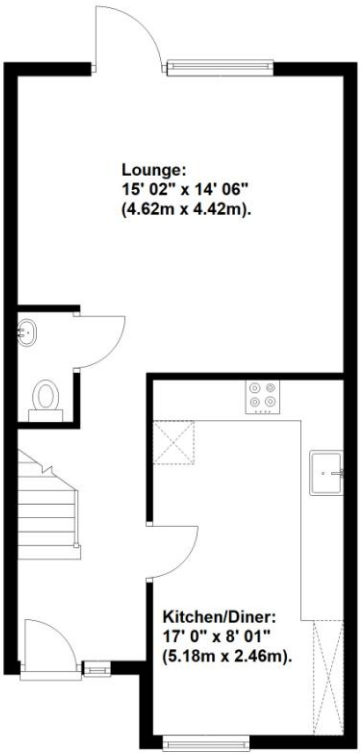
**Garden:**
36' 0" (10.97m). Patio area with rest laid to lawn, flowerbeds.

**Front:**
Drive, EV charger.

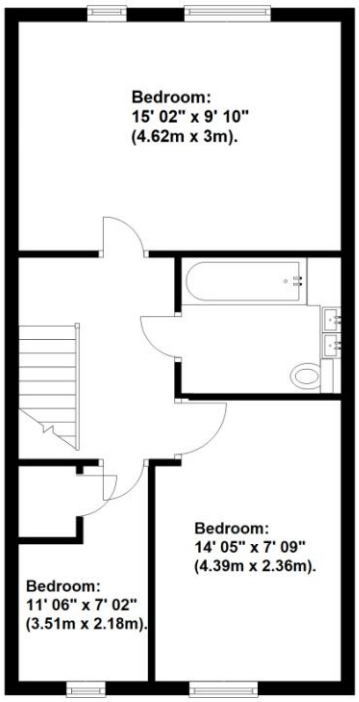
**Double Glazing**

**Central Heating System**

## Ground Floor

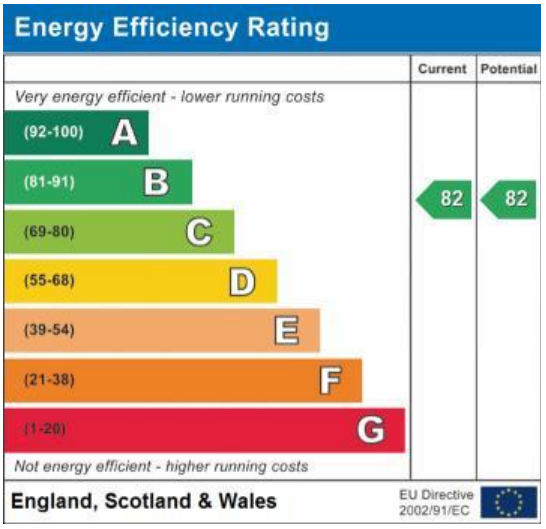



## First Floor




Total area: approx. 90.7 sq. metres (976.7 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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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

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