

THOMAS BROWN

ESTATES



12 Marsden Way, Orpington, BR6 9TX

Asking Price: £635,000

- 3 Bedroom, 2 Bathroom Extended Property
- Dual Aspect 27'01 Lounge & Family Room
- Well Located for Local Schools & Orpington Station
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this extended three bedroom, two bathroom family home, modernised throughout to a high specification and offered to the market with no forward chain. Ideally located within easy reach of well-regarded local schools, including Warren Road Primary and St. Olaves Grammar School, as well as Orpington Station.

The ground floor accommodation comprises an entrance hallway, spacious dual aspect 27'01 lounge with bi-fold doors opening onto the rear garden, a stylish kitchen/dining space ideal for entertaining, family room (or potential fourth/guest bedroom), wet room-style shower room and utility room.

To the first floor, the landing provides access to three bedrooms, two of which are doubles with built in wardrobes, along with a contemporary family bathroom.

Externally, the property benefits from a low maintenance rear garden with summerhouse, while the front provides a driveway offering off street parking.

Marsden Way is ideally positioned for easy access to Orpington High Street, Orpington Station, local bus routes and a wide range of amenities.

Early viewing is highly recommended to fully appreciate the exceptional specification, generous accommodation and convenient location on offer.



Entrance Hall:

Door to front, engineered wood flooring, radiator.

Lounge:

27' 01" x 12' 10" (8.25m x 3.91m). (Measured at maximum). Double glazed window to front, double glazed bi-folding doors to rear, engineered wood flooring, two radiators.

Kitchen/Diner:

13' 08" x 13' 04" (4.17m x 4.06m). Range of matching wall and base units with stone worktops over, sink and drainer, integrated Neff double oven, integrated 5 ring Neff gas hob with extractor over, integrated slimline dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed door to side, two feature sky lanterns, engineered wood flooring, radiator.



Family Room:

16' 04" x 7' 11" (4.98m x 2.41m). Double glazed window to front, two sky lights, engineered wood flooring, radiator.

Utility Room:

8' 02" x 5' 04" (2.49m x 1.63m) Range of matching wall and base units with worktops over, space for washing machine, engineered wood flooring.

Wet Room:

WC, wash hand basin, shower cubicle, tiled walls, tile effect flooring, heated towel rail.

Stairs To First Floor Landing:

Two storage cupboards, double glazed window to side, carpet.



Bedroom 1:

12' 02" x 8' 10" (3.71m x 2.69m). (Measured to front of wardrobe). Built in wardrobe, double glazed window to front, carpet, radiator.

Bedroom 2:

9' 08" x 8' 10" (2.95m x 2.69m). (Measured to front of wardrobe). Built in wardrobe, double glazed window to rear, carpet, radiator.

Bedroom 3:

9' 01" x 6' 07" (2.77m x 2.01m). (Measured at maximum). Built in wardrobe and fitted storage, double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.



Other Benefits Include:

Garden:

30' 0" x 25' 0" (9.14m x 7.62m). Decked area with artificial lawn, raised flowerbeds, summerhouse.

Off Street Parking

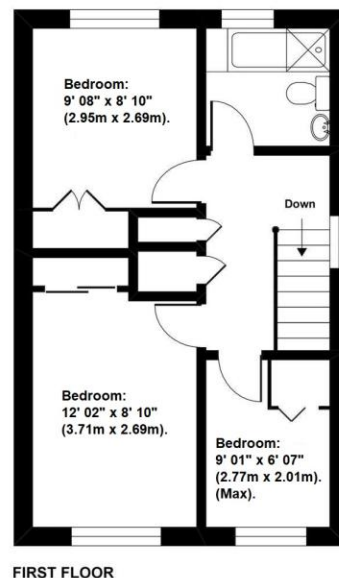
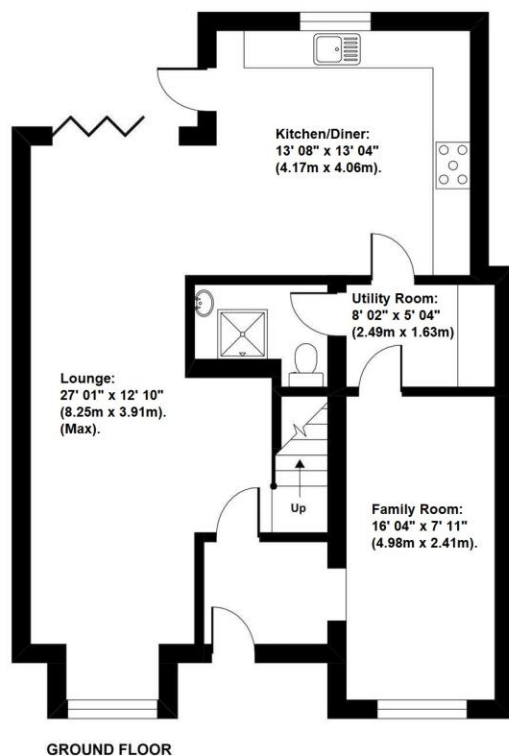
Double Glazing

Central Heating System

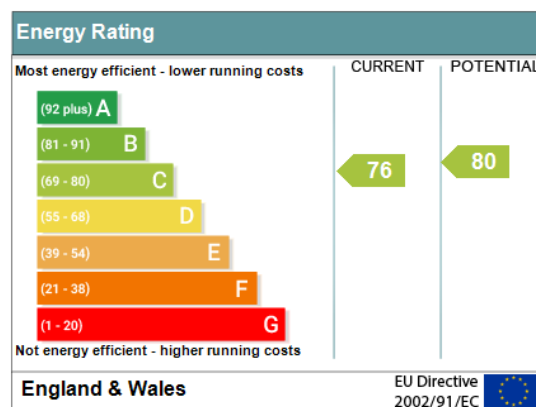
No Forward Chain

Approximate Area = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



This plan is for illustration purpose only - not to scale



Council Tax Band: E

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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