

THOMAS BROWN

ESTATES

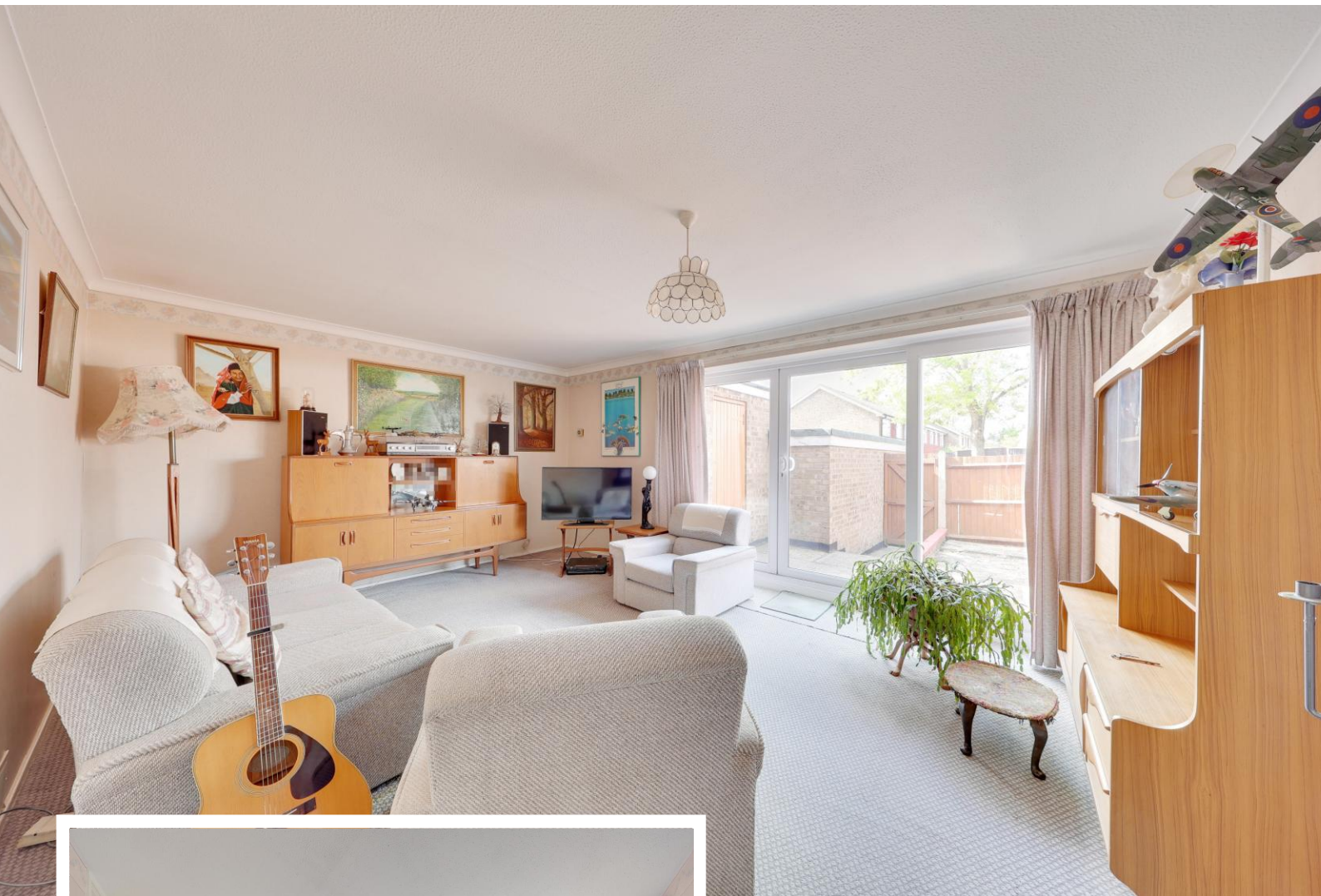


48 Southfleet Road, Orpington, BR6 9SW

Asking Price: £455,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Schools & Orpington Station
- Garage & Driveway to Rear
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious, three bedroom terrace home with a garage and driveway to the rear, offered to the market with no forward chain, and ideally situated in a sought after location in Orpington BR6.

Well positioned for Orpington Station and several highly regarded local schools including St. Olave's Grammar School, Tubbenden Primary School, Darrick Wood School and Warren Road Primary School, this property offers both convenience and excellent family appeal.

The accommodation comprises an entrance hall, a bright lounge that spans the rear of the property, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms, two being doubles, and a family bathroom.

Externally the property benefits from a low maintenance rear garden, garage and a driveway to the rear.

Please note the property does require modernisation throughout, including the current warm air heating system- this has been reflected in the asking price.

Southfleet Road is ideally located for local shops, bus routes, and commuter links, making this an excellent opportunity for first time buyers, downsizers, or investors alike. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate all this property has to offer.



ENTRANCE HALL

Double glazed opaque door to side, carpet.

LOUNGE

16' 11" x 12' 02" (5.16m x 3.71m) Double glazed sliding door to rear, carpet.

DINING ROOM

14' 10" x 9' 0" (4.52m x 2.74m) Double glazed window to front, carpet.

KITCHEN

11' 08" x 7' 03" (3.56m x 2.21m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, understairs cupboard, double glazed window to front, vinyl flooring.



CLOAKROOM

WC, wash hand basin, double glazed opaque window to side, carpet.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 07" x 11' 03" (3.53m x 3.43m) Built in wardrobe, double glazed window to front, carpet.

BEDROOM 2

12' 03" x 9' 01" (3.73m x 2.77m) Built in wardrobe, double glazed window to rear, carpet.



BEDROOM 3

9' 02" x 7' 06" (2.79m x 2.29m) Double glazed window to rear, carpet.

BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to front, vinyl flooring.

OTHER BENEFITS INCLUDE:

COURTYARD STYLE GARDEN

17' 0" x 12' 0" (5.18m x 3.66m) Paved, brick storage shed (8' 0" x 5' 0"), rear access.



FRONT

Laid to lawn, flowerbeds.

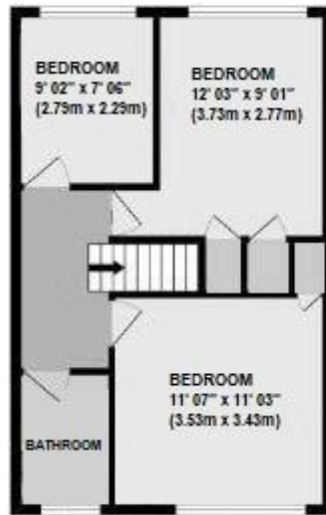
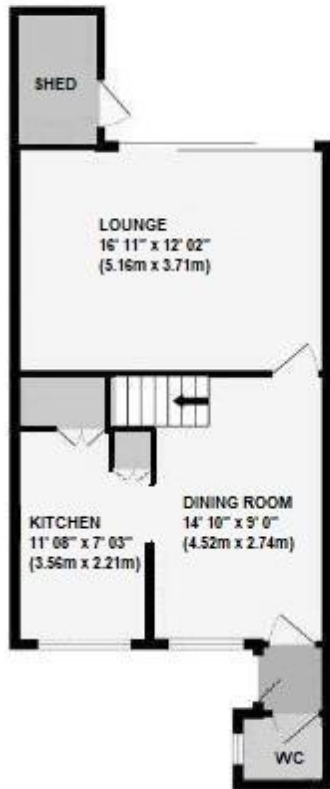
DRIVE TO REAR

GARAGE TO REAR

16' 09" x 8' 05" (5.11m x 2.57m) Up and over door, power and light.

DOUBLE GLAZING

NO FORWARD CHAIN



This plan is for illustration purpose 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	57	
(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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