

THOMAS BROWN

ESTATES

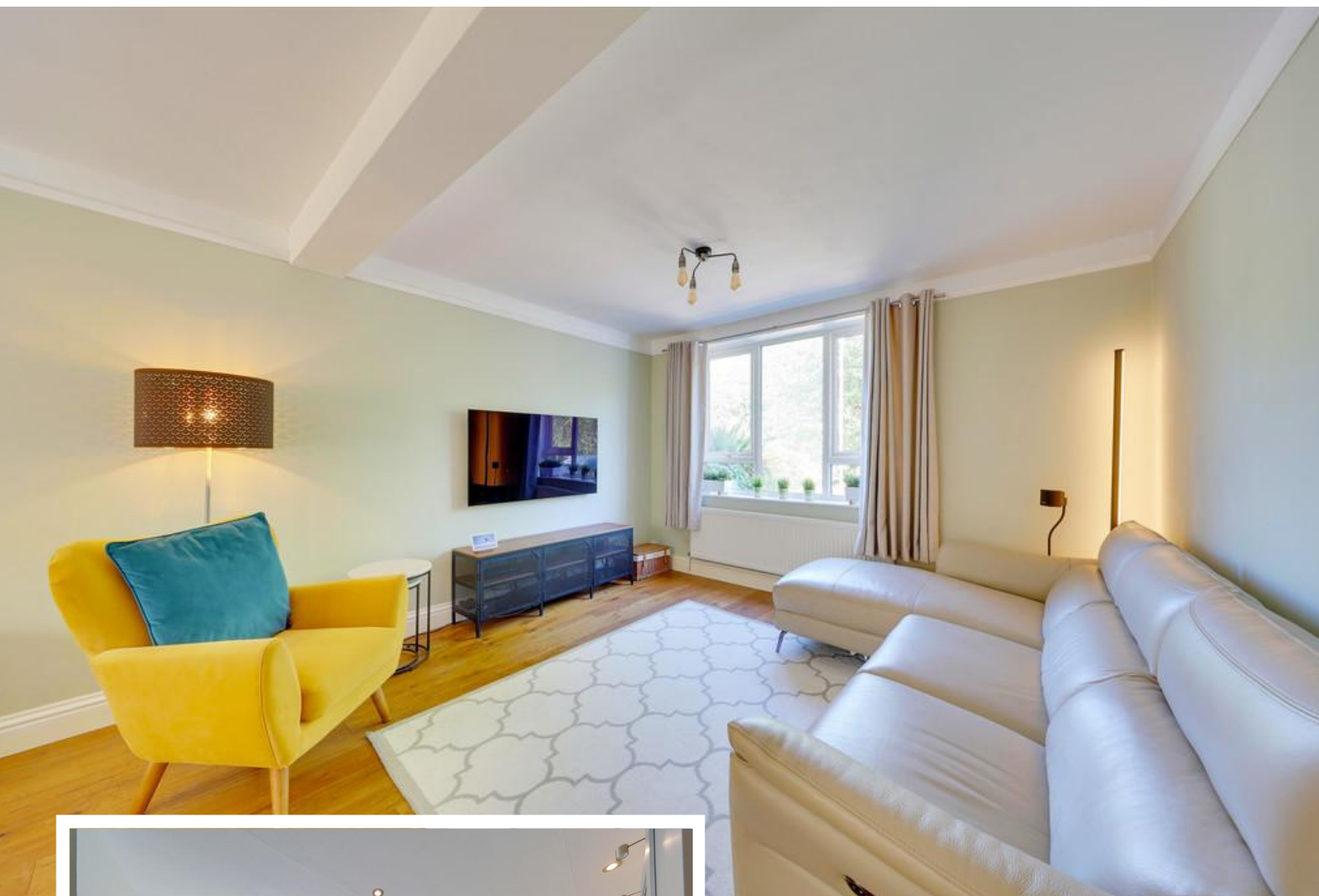


25 Beddington Road, Orpington, BR5 2TG

Asking Price: £534,000

- 3 Double Bedroom Semi-Detached House
- Newly Completed Roof, Stylish New Bathroom
- Excellent Potential to Extend (STPP)
- 85' South Facing Landscaped Garden





Property Description

A beautifully presented three-bedroom semi-detached family home in Orpington, ready to move straight into and enjoy from day one.

Lovingly improved by the current owners, the property combines modern comfort, a practical layout and standout outdoor space, including an impressive 85-foot south-facing rear garden.

Many of the major works have already been completed, including a newly completed roof, stylish new bathroom, newly landscaped rear garden and new driveway, helping to reduce the cost and disruption often associated with moving.

Inside, three genuine double bedrooms offer excellent flexibility for families, guests or home working, while the modern kitchen features premium AEG appliances, a quartz worktop and hot-water tap.

The rear garden is a real highlight: south-facing, generously sized and ready to enjoy, with plenty of room for entertaining, relaxing in the sunshine or creating your ideal outdoor living space.

There is also exciting potential to extend, subject to the necessary planning permissions and building regulations, giving buyers the option to create additional living space or a larger kitchen-diner in the future.

Well placed for local amenities, transport links and outstanding schools, this is an appealing choice for families and professionals alike.

A stylish, move-in-ready home with space, luxury and future potential in equal measure. Viewing is highly recommended.



Entrance Hall:

Composite door to front, understairs cupboard, engineered oak wood flooring, radiator.

Lounge/Dining Room:

23' 04" x 12' 0" (7.11m x 3.66m). Feature fireplace, double glazed window to front, double glazed French doors to rear, radiator.

Kitchen:

10' 06" x 10' 05" (3.2m x 3.18m). Range of matching wall and base units with worktops over, sink, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, window to front, wood effect flooring, radiator.

Conservatory:

19' 01" x 6' 02" (5.82m x 1.88m). Brick base, space for appliances inc. washing machine, double glazed window to rear, double glazed door to rear, double glazed panels to sides.

Lobby:

Composite door to side, storage cupboard, wood effect flooring.

Cloakroom:

WC, wash hand basin, double glazed opaque window to side, engineered wood flooring, radiator.

Stairs To First Floor Landing:

Double glazed window to front and side, carpet, radiator.



Bedroom 1:

13' 04" x 12' 04" (4.06m x 3.76m) Double glazed window to rear, carpet, radiator.

Bedroom 2:

12' 04" x 9' 10" (3.76m x 3m). Double glazed window to front, carpet, radiator.

Bedroom 3:

12' 08" x 10' 0" (3.86m x 3.05m). Double glazed window to rear, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with Aqualisa shower and shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.



Other Benefits Include:

South Facing Garden:

85' 0" (25.91m). Laid to lawn, flowerbeds, summerhouse, shed, side access.

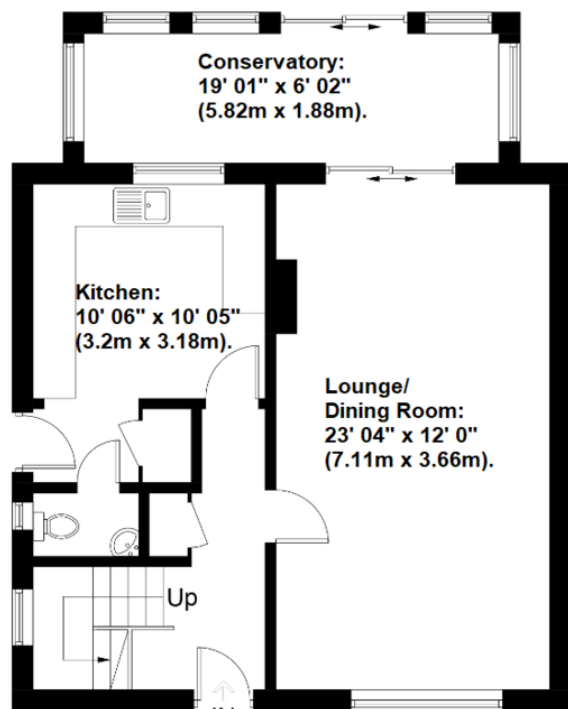
Front:

Block paved drive for two vehicles, low maintenance, electric charging point.

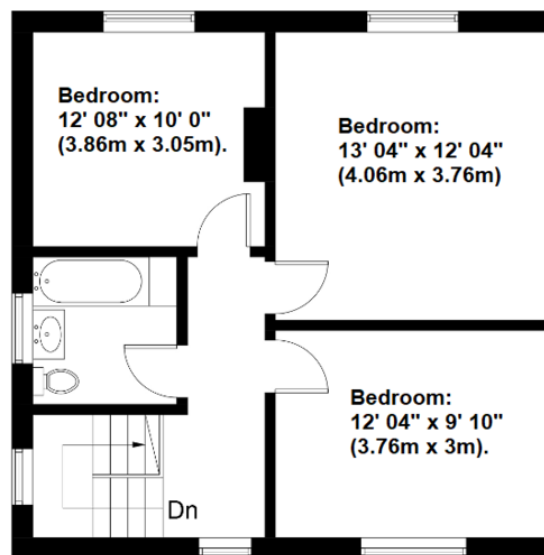
Double Glazing

Central Heating System





Ground Floor



First Floor

Approximate Gross Internal Area = 119 sq m / 1281 sq ft
This plan is for illustration purpose only - not to scale



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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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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 ESTATES