

# THOMAS BROWN

ESTATES

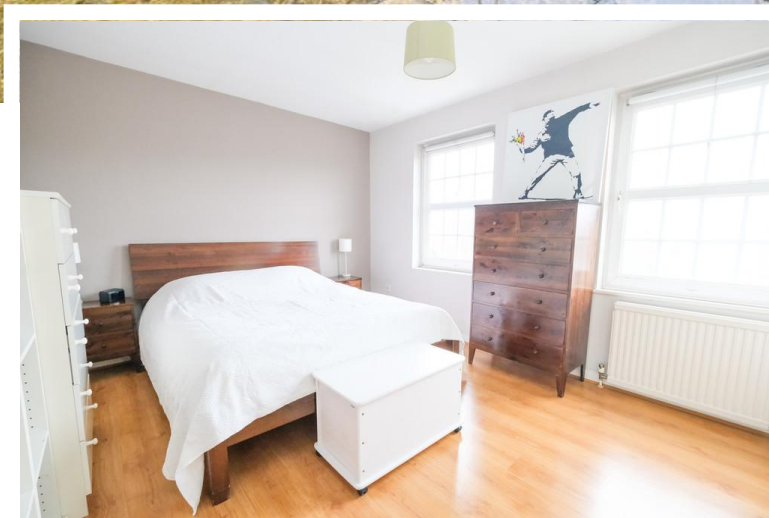


**34 Tubbenden Lane, Orpington, BR6 9PN**

**Asking Price: £600,000**

- 4 Bedroom End of Terrace Townhouse
- Central for many Sought After Schools
- Well Located for Orpington High Street & Station
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this impressive four bedroom end of terrace townhouse, being offered to the market with no forward chain. Ideally positioned in a highly sought after central location close to Orpington Station, High Street, and excellent schools including Newstead Woods and Darrick Wood.

The ground floor accommodation comprises an entrance hall, a versatile fourth bedroom with an en-suite shower, utility room, separate WC, and a study, offering flexible living arrangements ideal for guests or home working.

The first floor features a spacious open plan kitchen, dining and living area — a fantastic space for both everyday living and entertaining.

To the second floor are three well-proportioned bedrooms and family bathroom, complete with both a separate bath and shower.

Externally, the property benefits from a rear garden laid mainly to lawn with a patio area, perfect for alfresco dining and entertaining. There is also a garage (currently used partially as a study and therefore suitable for storage only) and a driveway to the front providing off street parking for two vehicles.

Situated on Tubbenden Lane, the property is conveniently located for local schools, shops, bus routes, and Orpington mainline station.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents to arrange an appointment.





#### ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

#### STUDY

9'01" x 8'05" (2.77m x 2.57m) (to rear of garage) Laminate flooring.

#### UTILITY ROOM

8'11" x 5'09" (2.72m x 1.75m) Range of matching wall and base units with worktops over, ceramic sink, space for washing machine, space for tumble dryer, double glazed door to rear, tiled flooring, radiator.

#### BEDROOM

12'02" x 8'05" (3.71m x 2.57m) Shower cubicle, double glazed window to rear, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

#### LOUNGE/DINER

21'07" x 14'09" (6.58m x 4.5m) (measured at maximum) (L-shaped) Double glazed window to front, laminate flooring, two radiators.

#### KITCHEN

14'08" x 8'04" (4.47m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, two double glazed windows to rear, tile effect flooring.

#### STAIRS TO SECOND FLOOR LANDING

Airing cupboard, double glazed window to side, carpet, radiator.

#### BEDROOM

12'07" x 10'08" (3.84m x 3.25m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to front, laminate flooring, radiator.

#### BEDROOM

11'08" x 8'07" (3.56m x 2.62m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM

8'05" x 5'09" (2.57m x 1.75m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, tiled walls, tile effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

38'0" x 22'0" (11.58m x 6.71m) Patio area with rest laid to lawn.

#### FRONT

Drive with space for two vehicles, covered entrance.

#### GARAGE (STORAGE ONLY)

8'08" x 8'06" (2.64m x 2.59m) Up and over door, power and light.

#### DOUBLE GLAZING

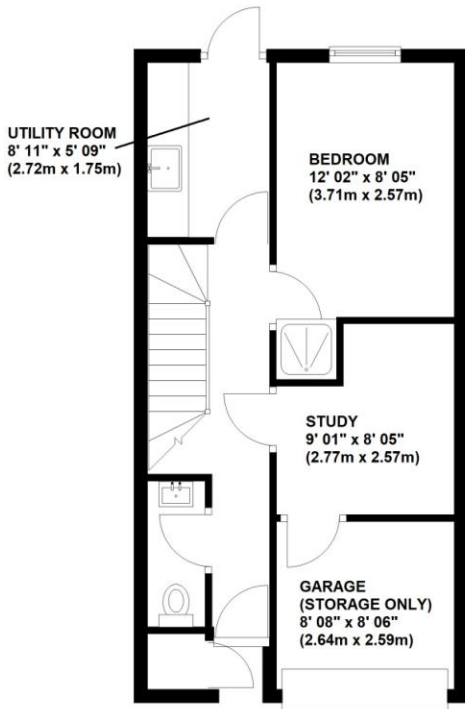
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



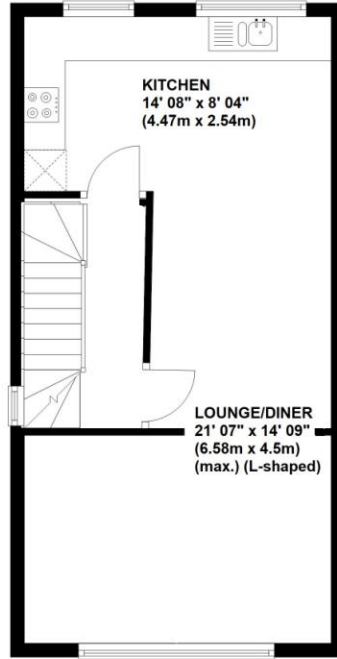
### Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



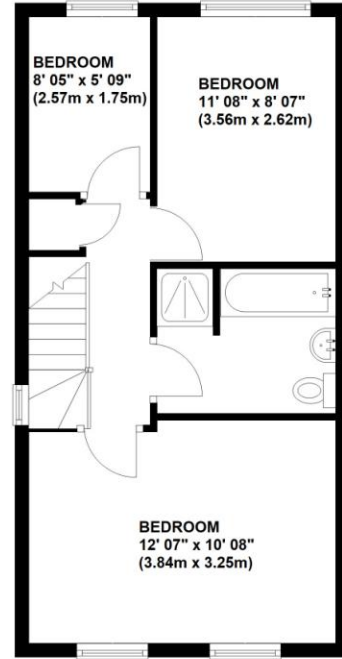
### First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



### Second Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 122.2 sq. metres (1315.0 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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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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