

THOMAS BROWN

ESTATES



60 Wellbrook Road, Orpington, BR6 7AB Asking Price: £475,000

- 3 Bedroom Mid Terrace House
- Well Located for Locksbottom High Street
- Potential to Extend (STPP)
- No Forward Chain, Garage





Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace property boasting great potential to extend (STPP), and is within walking distance to the Princess Royal Hospital and Locksbottom High Street. The property comprises; entrance porch, lounge and kitchen to the ground floor. To the first floor, there is a landing giving access to three bedrooms and a family bathroom. Externally, there is a private garden to the rear, side and front aspects of the property. The property also benefits from a garage to the rear, and is in good decorative order and with gas central heating and double glazing. The property is offered with no forward chain. Please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE PORCH

Double glazed door and double glazed panel to front, single glazed door to lounge, meter cupboard, tiled flooring.

LOUNGE

21' 03" x 15' 04" (6.48m x 4.67m) (measured into bay) Double glazed bay window to front, double glazed bay window to side, carpet, two radiators.

KITCHEN

15' 03" x 9' 04" (4.65m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven with extractor over, integrated fridge/freezer, double glazed window to rear, double glazed door to rear, part tiled wall, tiled flooring, central heating boiler, radiator.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, carpet.

BEDROOM 1

14' 0" x 9' 06" (4.27m x 2.9m) (measured to back of wardrobe) Built in storage cupboard, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 10" x 9' 06" (3.3m x 2.9m) (measured to front of wardrobe) Two built in storage cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 02" x 5' 06" (3.1m x 1.68m) (measured to back of wardrobe) Built in storage cupboard, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed window to rear, tiled walls, extractor fan, laminate flooring.

OTHER BENEFITS INCLUDE:

GARDEN TO FRONT, SIDE & REAR
Laid to lawn, shrubs, fence.

GARAGE

16' 11" x 7' 09" (5.16m x 2.36m) Up and over door, personal door, power and light.



SHED/GARAGE LEAN-TO

9' 06" x 5' 01" (2.9m x 1.55 m)

DOUBLE GLAZING

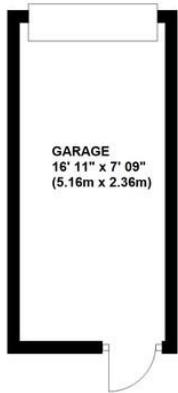
CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN

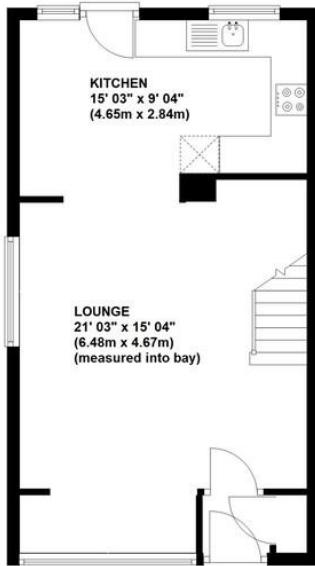
Outbuilding

Approx. 12.2 sq. metres (131.1 sq. feet)



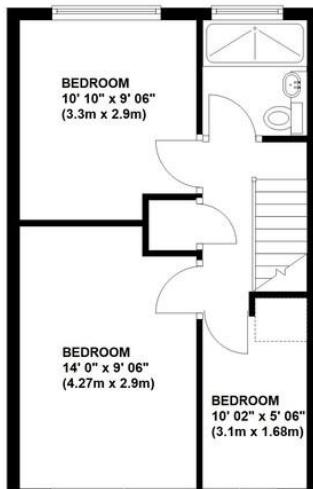
Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

This plan is for illustration purpose only – not to scale

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Council Tax Band: C

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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