

THOMAS BROWN

ESTATES



48 Anglesea Road, Orpington, BR5 4AW

Asking Price: £285,000

- 2 Double Bedroom First Floor Maisonette
- Well Located for Local Schools & Stations
- Long Lease of 123 Years (approx.)
- No Forward Chain, Private Garden





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious two double bedroom first floor maisonette, boasting a 123 year lease, private rear garden and no forward chain. The accommodation comprises an entrance hall with stairs to the first floor, spacious hallway, fantastic open plan lounge/dining room, kitchen, two double bedrooms, shower room and a separate WC. Externally, there is a private rear garden and on street parking to the front. Anglesea Road is ideally located for Orpington, Petts Wood and St. Mary Cray mainline stations, as well as local schools and bus routes. Internal viewing is highly recommended to fully appreciate the floor space and quiet location on offer.



Entrance Hall:

Door to side, double glazed opaque panel to side, stairs to first floor, carpet.

First Floor Hall

Carpet.

Lounge/Dining Room:

21' 03" x 19' 07" (6.48m x 5.97m). (L-shaped). Two double glazed windows to front, double glazed window to side, carpet, two radiators.

Kitchen:

10' 11" x 7' 05" (3.33m x 2.26m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob, space for fridge/freezer, space for washing machine, double glazed window to side, wood effect flooring.

Bedroom 1:

13' 09" x 11' 03" (4.19m x 3.43m). Double glazed window to rear, laminate flooring, radiator.

Bedroom 2:

9' 10" x 9' 07" (3m x 2.92m). Built in wardrobe, double glazed window to rear, carpet, radiator.



Shower Room:

Wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, tile effect flooring, heated towel rail.

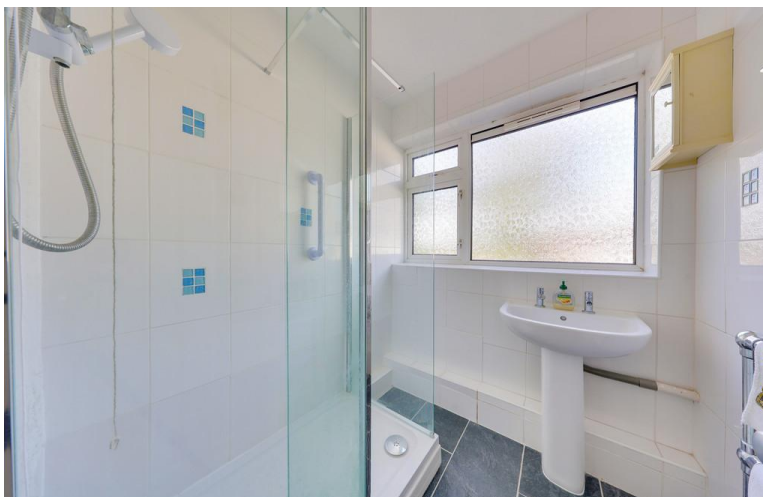
Separate WC:

WC, double glazed opaque window to side, tile effect flooring.

Other Benefits Include:

Garden:

35' 0" x 25' 0" (10.67m x 7.62m) Patio area with rest laid to lawn, shed.



On Road Parking

Double Glazing

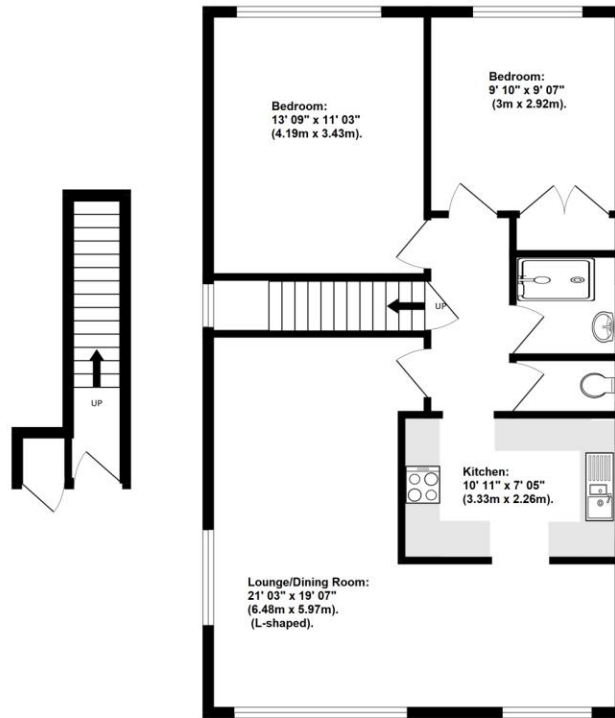
Central Heating System

No Forward Chain

Leasehold:

123 years remaining.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Leasehold – 123 years remaining (approx.)

Service Charge: £128 PA (£10.66 PM) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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