

THOMAS BROWN

ESTATES



34a Mountview Road, Orpington, BR6 0HW

Offers IEO: £675,000

- 4 Bedroom, 2 Bathroom Semi-Detached Property
- Deceptively Spacious (over 1,600 sq. ft)
- Perry Hall School Catchment (Ofsted Outstanding)
- No Forward Chain, Quiet Cul-De-Sac





Property Description

A deceptively spacious 1996 built (over 1,600 sq. ft), four bedroom and two bathroom semi-detached home, ideally situated in a sought after and quiet cul-de-sac. The property has been recently redecorated throughout, offering a fresh and well-presented interior.

The property is conveniently located within walking distance of Orpington High Street, Orpington Station, and local bus routes. It also benefits from close proximity to Peverest Park, featuring a tennis court and playground, and is in close proximity of the highly regarded Perry Hall Primary School (Ofsted Outstanding). Excellent access to grammar schools, including St. Olave's Grammar School (for boys) and Newstead Wood Grammar School (for girls), further enhances its appeal.

Offered to the market with no forward chain, the accommodation comprises an entrance hall, a spacious 25'7" lounge/dining room, a modern fitted kitchen, shower room, utility room, and a double bedroom on the ground floor.

Upstairs, the first floor landing provides access to three well-proportioned bedrooms and a family bathroom complete with both a separate bath and shower.

Externally, the property boasts a well maintained rear garden and private off street parking for up to three vehicles at the front.

Early viewing is highly recommended - please contact Thomas Brown Estates to arrange an appointment.



ENTRANCE HALL

Double glazed opaque door to front, Amtico flooring, radiator, central heating thermostat.

LOUNGE

25' 07" x 14' 09" (7.8m x 4.5m) Limestone fireplace surround, feature electric fire, double glazed window to front, Amtico flooring, two radiators.

KITCHEN

14' 09" x 8' 03" (4.5m x 2.51m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, new range style cooker with five gas burners, new integrated undercounter fridge, new integrated undercounter freezer, integrated dishwasher, integrated wine cooler, extractor hood, double glazed window to rear, double glazed door to rear, radiator.



BEDROOM

19' 04" x 8' 03" (5.89m x 2.51m) Double glazed window to front, wood effect flooring, radiator.

UTILITY ROOM

8' 11" x 8' 03" (2.72m x 2.51m) Space for fridge/freezer, space for washing machine, wall mounted central heating boiler, double glazed window to rear, Amtico flooring.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, Amtico flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.



BEDROOM

15' 06" x 12' 08" (4.72m x 3.86m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

15' 06" x 8' 11" (4.72m x 2.72m) Double glazed window to front, carpet, radiator.

BEDROOM

12' 08" x 8' 02" (3.86m x 2.49m) Double glazed Velux window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower cubicle, wall cabinets, double glazed Velux window, tiled walls, wood effect flooring, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN

32' 0" x 32' 0" (9.75m x 9.75m) Patio area with rest laid to lawn.

FRONT GARDEN

Block paved drive, flowerbed.

DOUBLE GLAZING

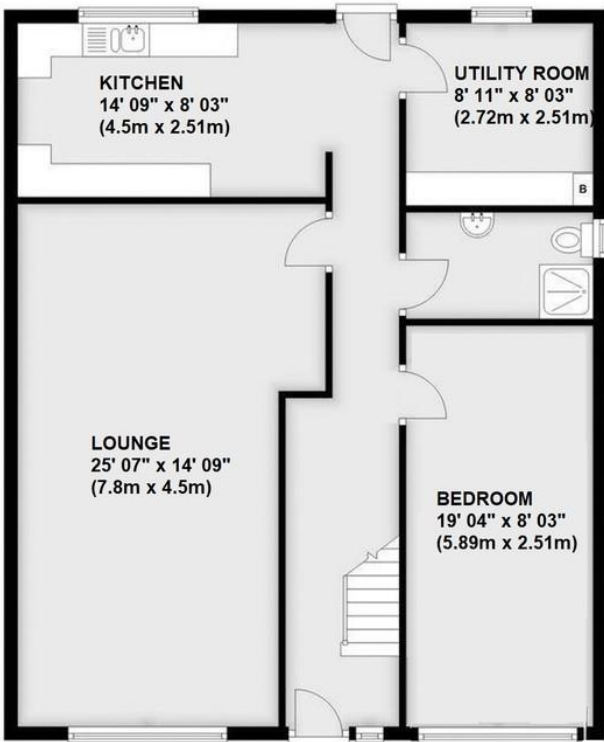
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



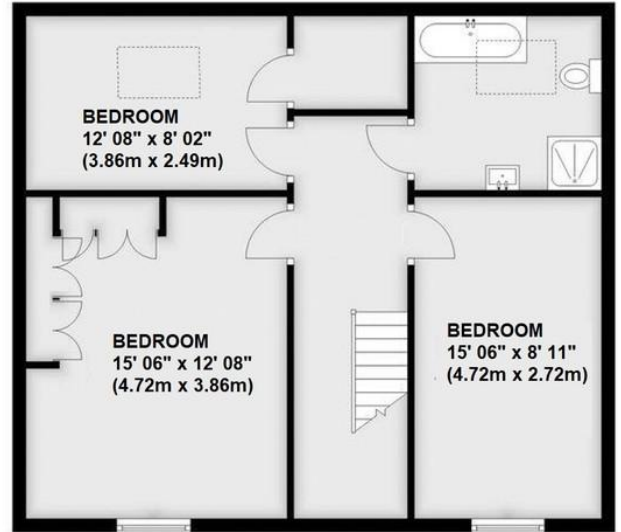
Ground Floor

Approx. 90.3 sq. metres (971.5 sq. feet)



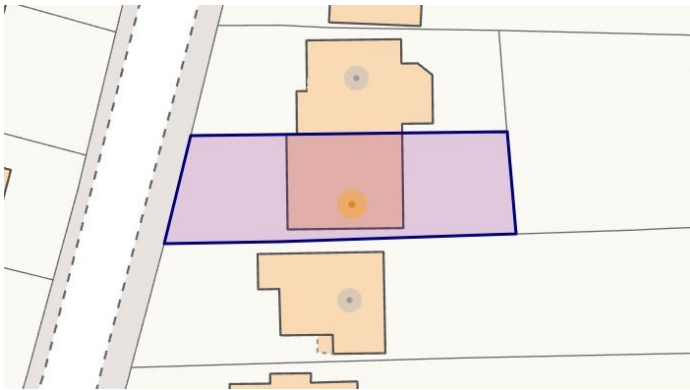
First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 154.8 sq. metres (1665.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(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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