

THOMAS BROWN

ESTATES



10 Footbury Hill Road, Orpington, BR6 0HP **Asking Price: £475,000**

- 2 Bedroom Semi-Detached House
- Close To Perry Hall Primary & Orpington High Street
- Quiet No Through Road, Off Street Parking
- Home Office & Gym





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two bedroom semi-detached home, situated on a quiet no through road in a highly convenient location, within walking distance of Perry Hall Primary School, Poverest Park, Orpington High Street and Orpington Mainline Station.

The property offers well-proportioned accommodation throughout, combining comfortable living space with excellent additional facilities, including a fantastic 19'10 home office/gym and a generous 16'7 kitchen/diner.

The ground floor comprises a welcoming entrance hall, deceptively spacious lounge with feature gas fireplace, modern fitted kitchen/diner with direct access to the rear garden, and a convenient WC.

To the first floor, a landing provides access to two bedrooms, including an impressive 13'9 x 12'10 master bedroom, alongside a family bathroom featuring a jacuzzi bath.

Externally, the property boasts a well maintained rear garden with a decked area, patio and lawn. The impressive home office/gym provides superb flexibility for working from home, exercising or pursuing hobbies. To the front, a driveway offers parking for two vehicles. STPP there is potential to extend across the rear and/or into the loft space as others have done on the road.

Footbury Hill Road is ideally positioned for access to a range of local schools, shops, bus routes, parks and Orpington Mainline Station, making this an excellent choice for first time buyers, couples and small families alike.



Entrance Hall:

Composite door to side, double glazed window to side, storage cupboard, tiled flooring, covered radiator.

Lounge:

13' 9" x 12' 10" (4.19m x 3.91m). Gas fireplace, double glazed window to side and rear, Novocore flooring, radiator.

Kitchen/Diner:

16' 7" x 12' 11" (5.05m x 3.94m). (L-shaped). Range of matching wall and base units with Quartz worktops over, stainless steel sink, space for range style cooker, extractor hood, space for American fridge/freezer, space for washing machine, integrated dishwasher, double glazed window to rear, double glazed French doors to rear, tiled flooring, radiator.

Cloakroom:

WC, wash hand basin, tiled flooring.

Stairs To First Floor Landing:

Loft hatch, carpet.

Bedroom 1:

13' 9" x 12' 10" (4.19m x 3.91m). Double glazed window to front, double glazed panel to side, carpet, radiator.

Bedroom 2:

10' 7" x 6' 10" (3.23m x 2.08m). Built in storage cupboard, double glazed window to side, carpet, radiator.



Bathroom:

WC, wash hand basin, jacuzzi bath with shower over, airing cupboard, Velux window, part tiled walls, tiled flooring.

Other Benefits Include:

Garden:

45' 0" x 22' 0" (13.72m x 6.71m) Patio and decked areas with rest laid to lawn, outside tap, covered storage area to side, side access.

Off Street Parking:

Drive for two vehicles, mature flower beds.

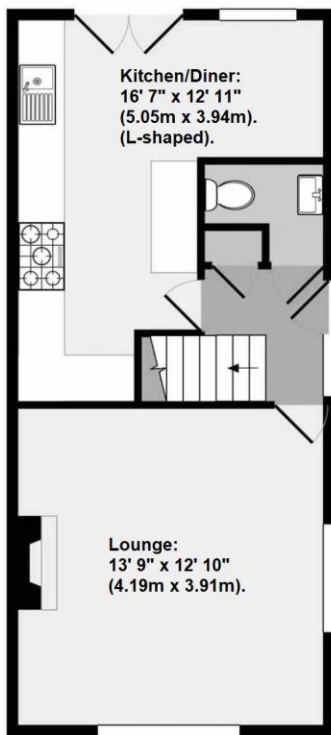
Home Office/Gym/Storage:

Double glazed windows to rear and side, double glazed French doors to front, wood effect flooring, power and light.

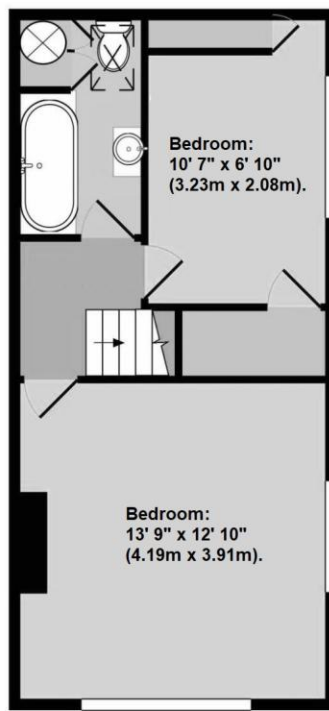
Double Glazing

Central Heating System

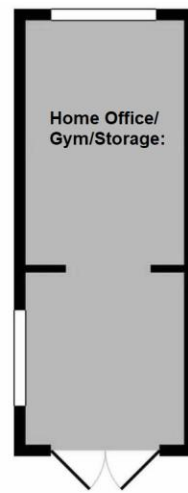




GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 135 SQ.FT.
(12.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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