

# THOMAS BROWN

ESTATES

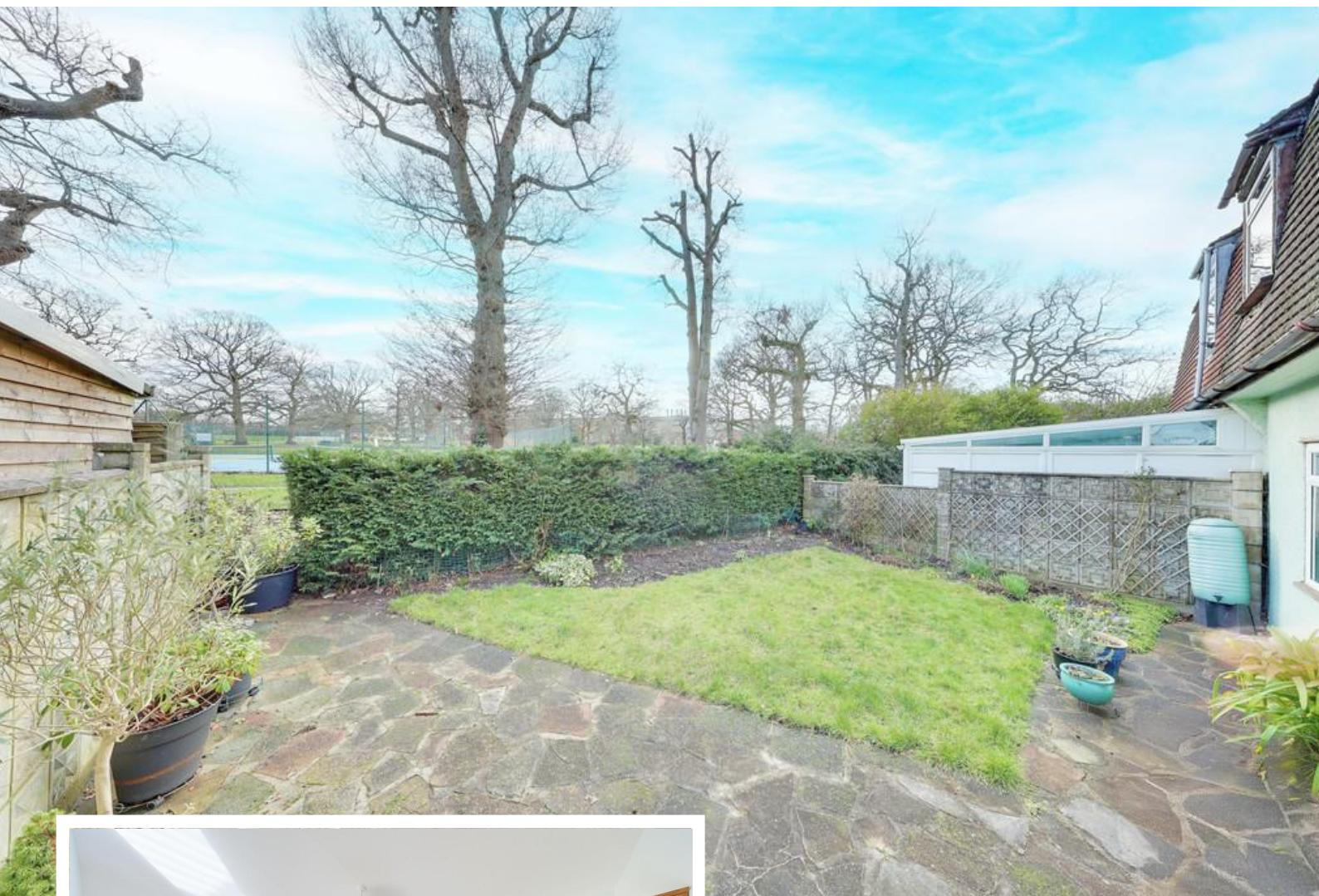


**2 Grasmere Avenue, Orpington, BR6 8HD**

**Asking Price: £550,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Darrick Wood School
- No Forward Chain, Double Storey Side Extended
- Potential to Convert Garage (STPP)





## Property Description

Thomas Brown Estates are delighted to present this double storey side extended four bedroom, two bathroom semi-detached home, offered to the market with no forward chain and enjoying an enviable position overlooking Farnborough Recreation Ground and Tugmutton Common.

Tucked away at the end of a quiet no through road, the property is ideally located within easy walking distance of Darrick Wood Schools, Locksbottom High Street, local parks and PRU Hospital.

The accommodation comprises: entrance hall, an impressive 24'1 dual aspect lounge/dining room, kitchen and integral garage to the ground floor. Upstairs offers four bedrooms (including one with adjoining cot room/walk in wardrobe), a family bathroom and separate shower room.

Externally, the property benefits from a private rear garden and off street parking to the front. There is further potential, subject to planning permission, to convert the garage into additional living space if desired.

Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the central location on offer.





**ENTRANCE HALL**

Door to front, door to rear, carpet, two radiators.

**LOUNGE/DINER**

24' 01" x 15' 03" (7.34m x 4.65m) Two double glazed windows to front, double glazed window to rear, carpet. two radiators.

**KITCHEN**

8' 11" x 8' 0" (2.72m x 2.44m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated electric hob, space for undercounter fridge, breakfast bar, double glazed window to rear, tile effect flooring.

**STAIRS TO FIRST FLOOR LANDING**

Wooden stairs, carpet to landing.



**BEDROOM**

12' 06" x 12' 01" (3.81m x 3.68m) Fitted wardrobes, double glazed window to front, carpet, radiator.

**ADDITIONAL COT ROOM/WALK-IN WARDROBE**

6' 01" x 5' 06" (1.85m x 1.68m)

**BEDROOM**

13' 09" x 9' 09" (4.19m x 2.97m) Double glazed window to rear, carpet, radiator.

**BEDROOM**

9' 09" x 9' 08" (2.97m x 2.95m) Double glazed window to front, carpet, radiator.



**BEDROOM**

9' 06" x 7' 09" (2.9m x 2.36m) Double glazed window to rear, carpet, radiator.

**BATHROOM**

Low level WC, wash hand basin, bath, double glazed window to rear, wood effect flooring.

**SHOWER ROOM**

Low level WC, wash hand basin, shower cubicle, window to side, wood effect flooring.

**OTHER BENEFITS I INCLUDE:**

**GARDEN**

28' 0" x 23' 0" (8.53m x 7.01m) (approx.) Patio area with rest laid to lawn.

**FRONT**

Drive, laid to lawn.

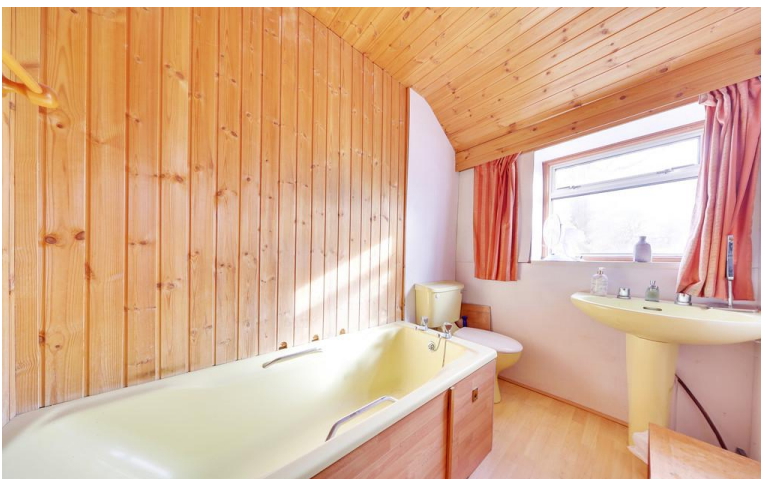
**INTEGRAL GARAGE**

16' 06" x 9' 04" (5.03m x 2.84m) Roller blind door to front, power and light.

**DOUBLE GLAZING**

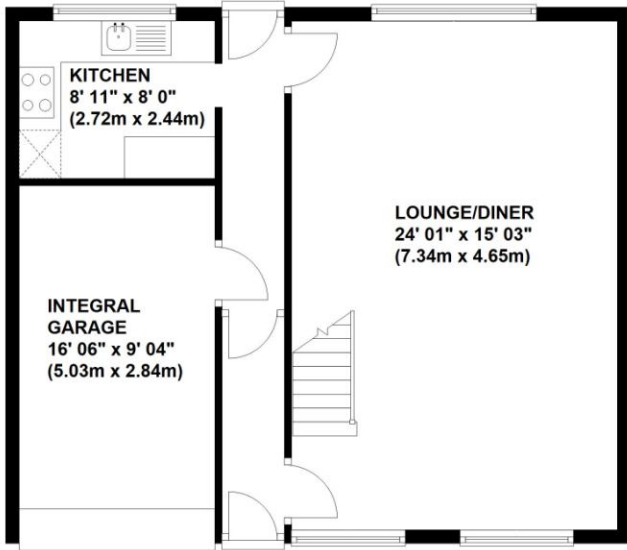
**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**



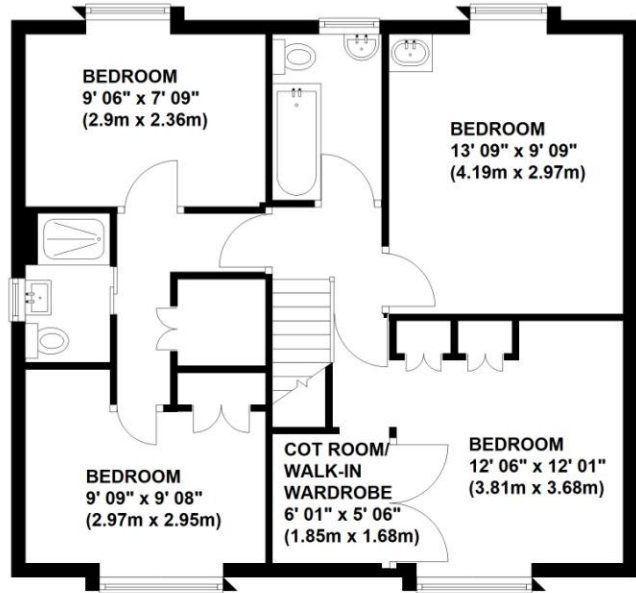
### Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



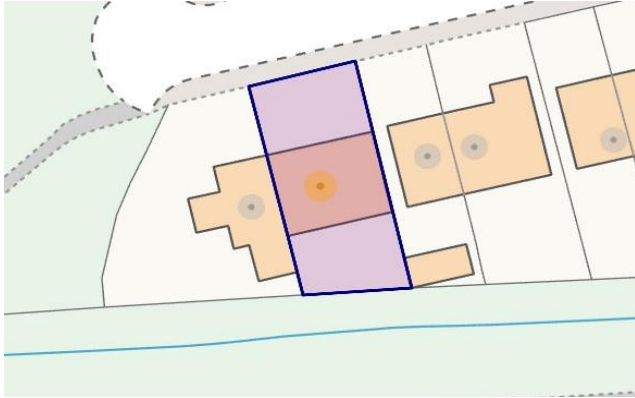
### First Floor

Approx. 65.2 sq. metres (702.0 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**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>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>60</b>	
(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	

WWW.EPC4U.COM

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

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

**THOMAS BROWN**  
ESTATES