

THOMAS BROWN

ESTATES



2 Grasmere Avenue, Orpington, BR6 8HD

Asking Price: £570,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- No Forward Chain, Double Storey Side Extended
- Well Located for Darrick Wood School
- 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 2.44 m) 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 2.36 m) 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 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

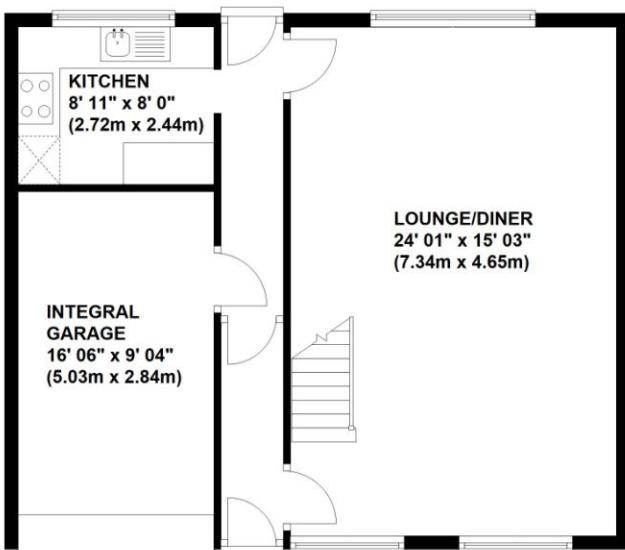
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



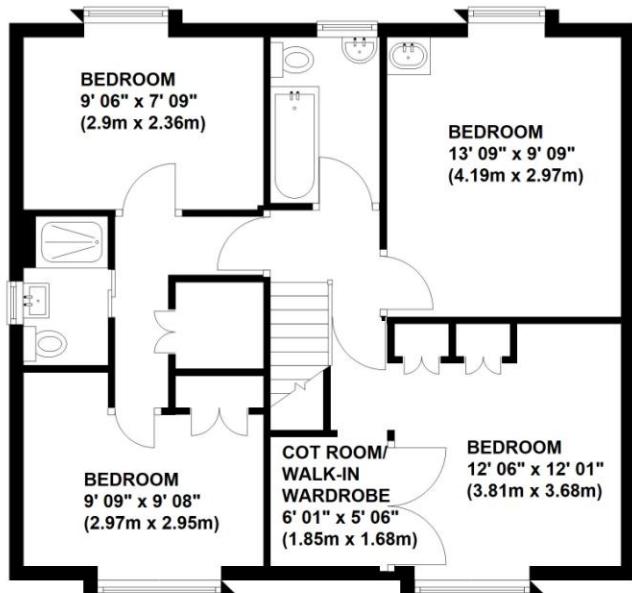
Ground Floor

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



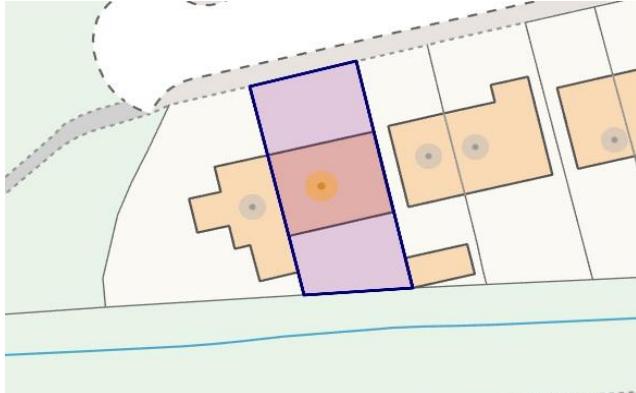
First Floor

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



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

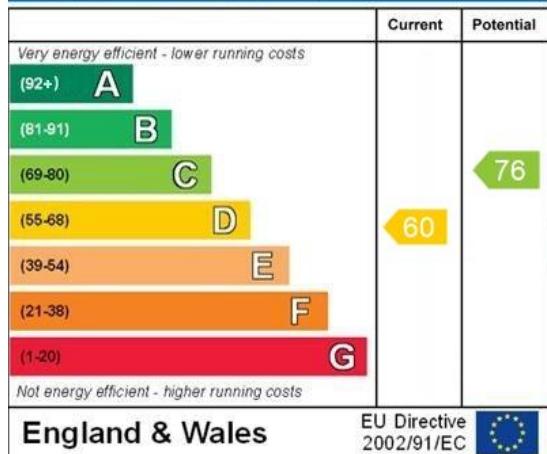
This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating



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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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