

THOMAS BROWN

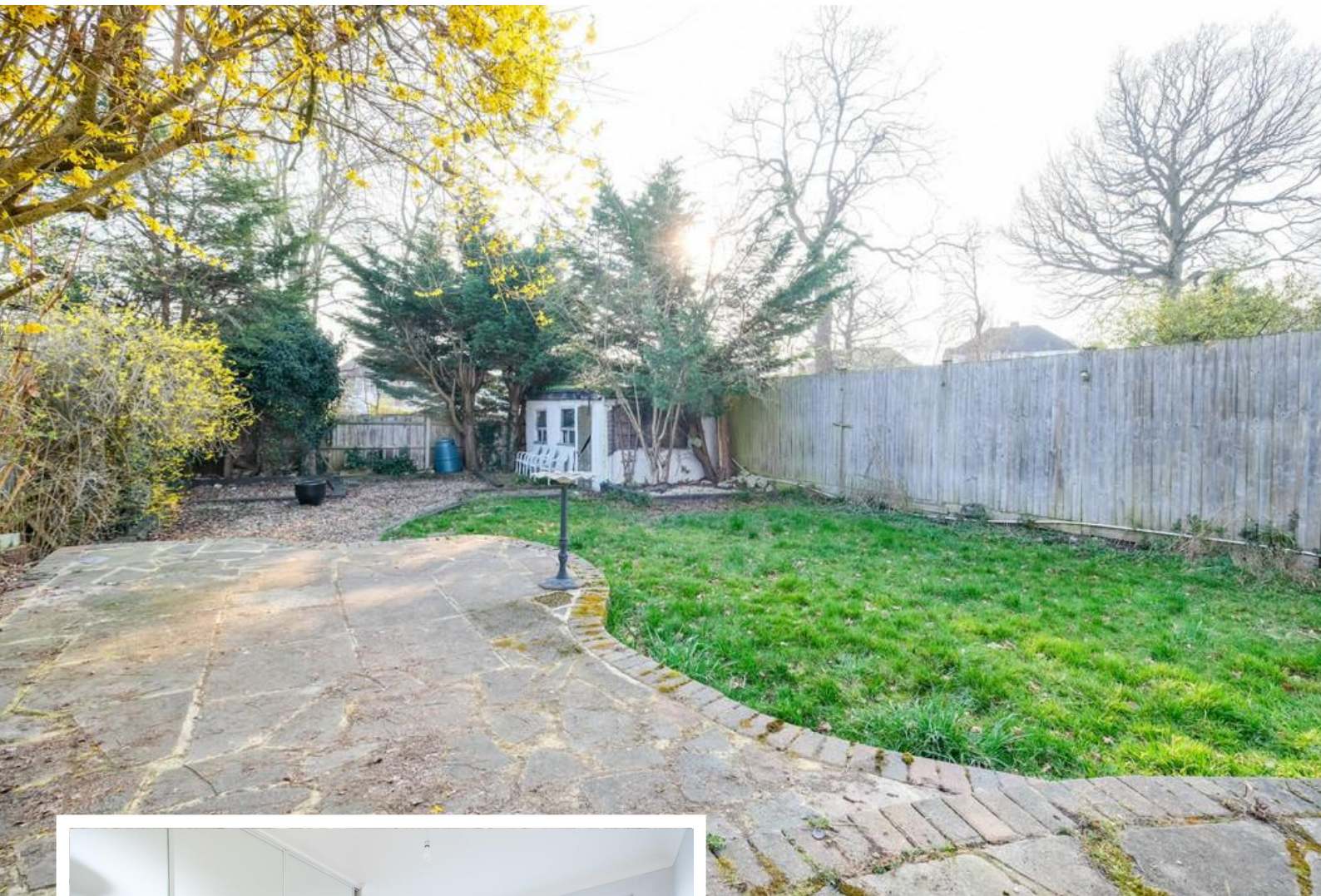
ESTATES



32 Robinhood Green, Orpington, BR5 2AS **Guide: £500,000-£520,000**

- 3 Bedroom, Extended Semi-Detached House
- 2 Reception Rooms & 2 Bathrooms
- Deceptively Spacious (1386 sqft)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1386 sqft), extended three bedroom two bathroom semi-detached property being offered to the market with no forward chain, situated in the ever popular Poverest area of Orpington with a fantastic outlook over a local green to the front. The accommodation on offer comprises: entrance porch and hallway, lounge with double doors to the dining room, a spacious 23'09 kitchen/diner with direct access to the garden, study and a bathroom to the ground floor. To the first floor are three bedrooms (including two good size doubles) and a shower room. Externally the property has a sizeable rear garden mainly laid to lawn with a patio area perfect for alfresco dining, garage to the rear (storage only) and a drive to the front for two vehicles. Robin Hood Green is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and quality of location on offer.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

ENTRANCE HALL

Storage cupboard, double glazed opaque window to side, wood effect flooring, radiator.

LOUNGE

12' 08" x 12' 07" (3.86m x 3.84m) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 10" x 9' 04" (3.3m x 2.84m) Tiled flooring, radiator.

KITCHEN/DINER

23' 09" x 12' 05" (7.24m x 3.78m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for dishwasher, double glazed sliding door to rear, double glazed opaque door to side, laminate flooring, two radiators.

STUDY

10' 06" x 3' 07" (3.2m x 1.09m) Wood effect flooring.

BATHROOM

Low level WC, wash hand basin, corner bath with shower over, double glazed opaque window to side and front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 09" x 10' 03" (3.89m x 3.12m) Built in and fitted wardrobes, double glazed window to front, laminate flooring, radiator.

BEDROOM 2

10' 10" x 10' 04" (3.3m x 3.15m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 05" x 8' 05" (2.87m x 2.57m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" x 34' 0" (19.81m x 10.36m) Patio area with rest laid to lawn.

FRONT

Drive with space for two vehicles, overlooks central Green.

GARAGE

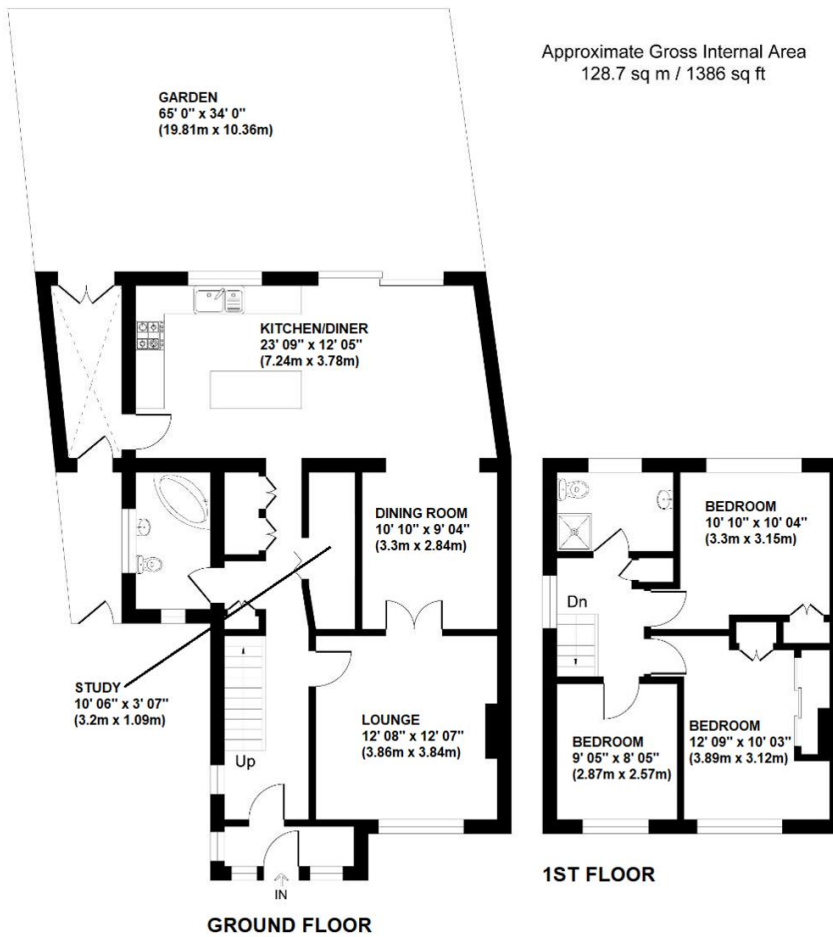
To rear of garden.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

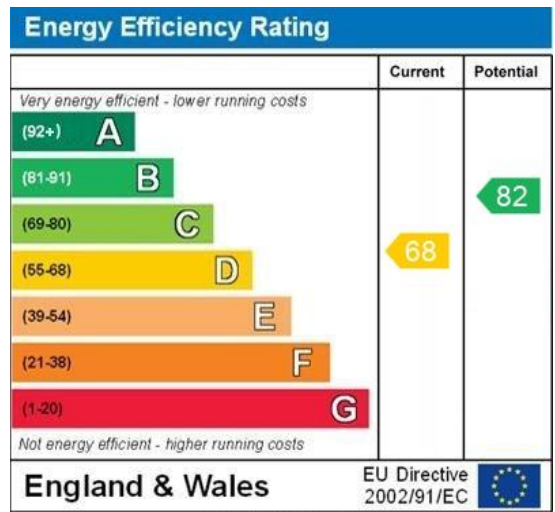
NO FORWARD CHAIN





Approximate Gross Internal Area
128.7 sq m / 1386 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Construction: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Council Tax Band: D

Tenure: Freehold

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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