

THOMAS BROWN

ESTATES



16 Elmcroft Road, Orpington, BR6 0HY

Asking Price: £435,000

- 3 Bedroom Mid Terrace Property
- Well Located for Orpington High Street & Station
- 2 Bathrooms, Off Street Parking
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom two bathroom mid terrace property situated in a very convenient location for Orpington High Street and Station. The property comprises; entrance porch, lounge, kitchen/diner and the family bathroom with separate bath and shower, to the ground floor. To the first floor are three bedrooms with an en-suite shower room to the master bedroom. Externally there is a well maintained garden to the rear aspect of the property and a driveway to the front. Elmcroft Road is very well located for Orpington High Street, Orpington mainline station, local schools, parks and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Door to front, window to front.

LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m) Double glazed window and opaque door to front, opaque panel to front, carpet, radiator.

KITCHEN/DINER

12' 04" x 11' 02" (3.76m x 3.4m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob with extractor over, integrated washing machine, integrated slimline dishwasher, space for fridge/freezer, double glazed window to rear, double glazed door to rear, laminate flooring, radiator.



LOBBY

Wall and base units with worktops over, laminate flooring.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 07" x 11' 11" (3.84m x 3.63m) (measured to front of wardrobes) Fitted wardrobe, double glazed window to front, laminate flooring, radiator.



EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle, tiled flooring, heated towel rail.

BEDROOM 2

12' 06" x 9' 0" (3.81m x 2.74m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8' 11" x 7' 08" (2.72m x 2.34m) Double glazed window to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

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

OFF STREET PARKING

Drive, flowerbeds.

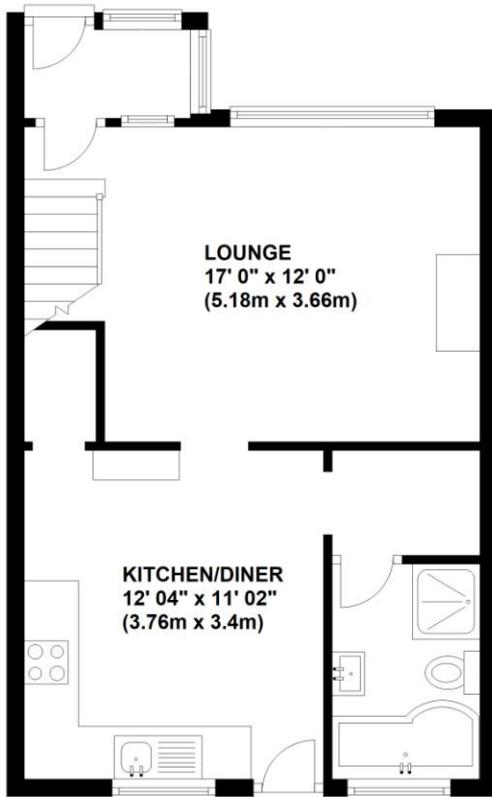
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



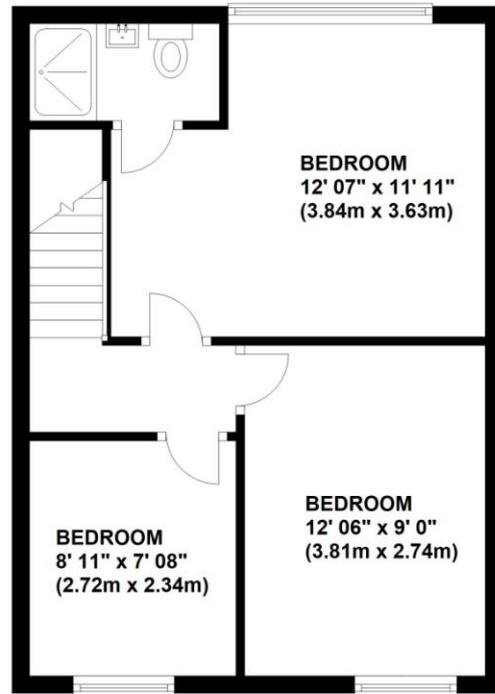
Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Construction: Standard

Council Tax Band: D

Tenure: Freehold

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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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