

THOMAS BROWN

ESTATES

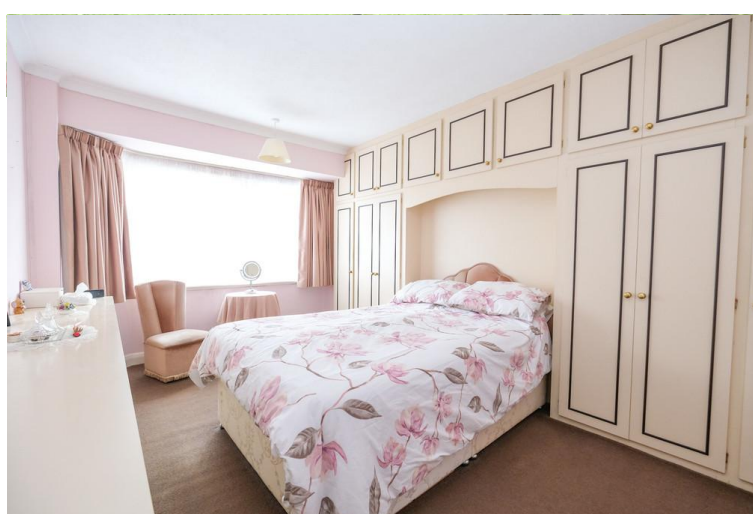


34 Broughton Road, Orpington, BR6 8EQ

Asking Price: £665,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend (STPP)
- Sought After Location, Darrick Wood School Catchment
- Wonderful 130' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, boasting a wonderful 130' rear garden with fantastic potential to extend (STPP), set within a highly sought after residential road in Orpington and within the catchment of Darrick Wood School. The accommodation on offer comprises; entrance hall, lounge, dining room, fitted kitchen, utility room and a WC to the ground floor. To the first floor are three bedrooms and a modern bathroom with separate bath and shower. Externally, there is an attractive 130' mature garden to the rear, garage to the side and driveway to the front. STPP the property has fantastic scope to extend across the rear and/or into the loft space if required as many have done in the location. Broughton Road is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Door to front, carpet, two radiators.

LOUNGE

14' 07" x 12' 0" (4.44m x 3.66m) Double glazed window to front, carpet, radiator.

DINING ROOM

15' 05" x 11' 0" (4.7m x 3.35m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

11' 05" x 6' 07" (3.48m x 2.01m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated undercounter fridge, space for dishwasher, double glazed window to rear, tile effect flooring.



UTILITY ROOM

Space for washing machine, space for tumble dryer, tile effect flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

15' 0" x 10' 11" (4.57m x 3.33m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 11" x 11' 01" (3.63m x 3.38m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8' 07" x 7' 01" (2.62m x 2.16m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

30' 0" (9.14m) Patio area with rest laid to lawn, mature shrubs and flowerbeds.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, flowerbed, covered entrance.

GARAGE

21' 01" x 8' 08" (6.43m x 2.64m) (measured at maximum) Up and over door to front, double glazed opaque door to rear, power and light.

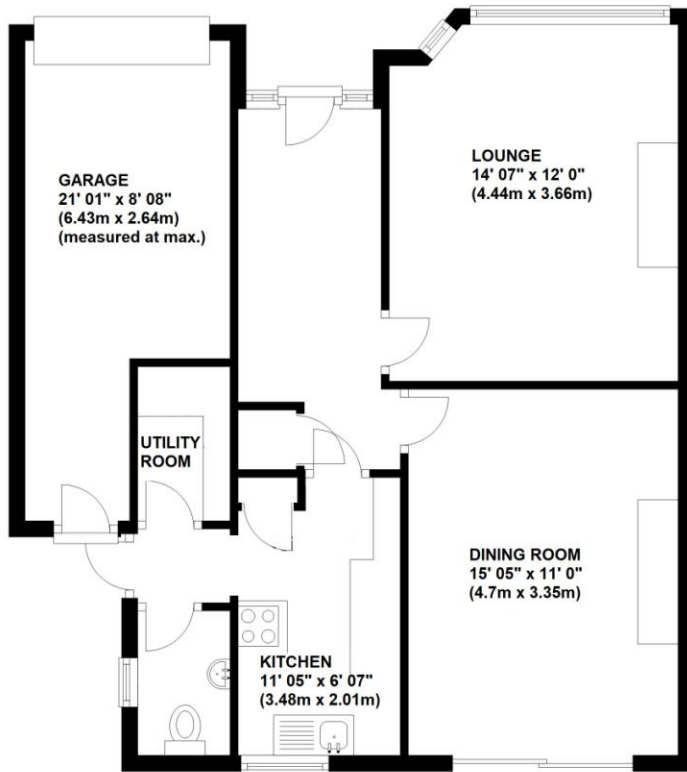
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



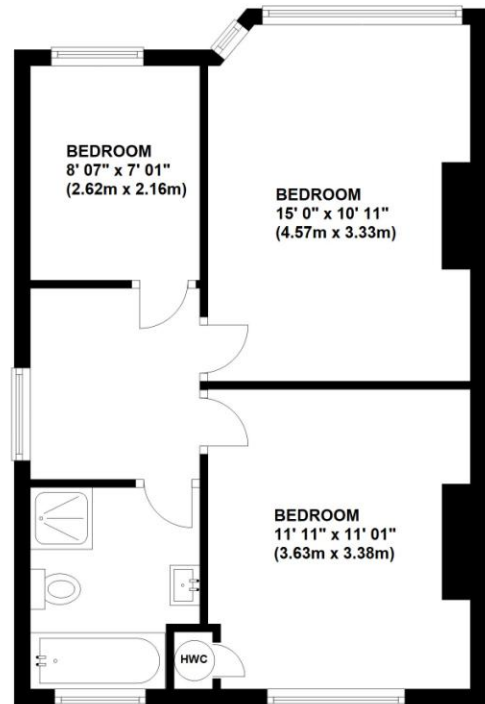
Ground Floor

Approx. 67.5 sq. metres (726.4 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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