

# THOMAS BROWN

ESTATES



**91 Maxwell Gardens, Orpington, BR6 9QT**

**Asking Price: £595,000**

- 3 Bedroom, Rear Extended Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington High Street & Station
- 2 Reception Rooms, 2 Bathrooms





## Property Description

Thomas Brown Estates are delighted to offer this rear extended and recently modernised three bedroom two bathroom semi-detached property situated within walking distance to Orpington Station, High Street and many sought after schools. Although the property already boasts a strong floor space there is potential to extend into the loft as many have done in the local area (STPP). The accommodation on offer comprises: entrance hallway, 23'11 lounge with direct access to the rear garden, dining room, kitchen and a shower room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a mature garden to the rear perfect for entertaining and alfresco dining and a drive to the front. Maxwell Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, double glazed window to side, engineered wood flooring, radiator.

#### LOUNGE

23' 11" x 12' 04" (7.29m x 3.76m) Double glazed window and double glazed French doors to rear, engineered wood flooring, radiator.

#### DINING ROOM

12' 04" x 11' 07" (3.76m x 3.53m) Double glazed window to front, engineered wood flooring, radiator.

#### KITCHEN

12' 02" x 8' 03" (3.71m x 2.51m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for washing machine, space for undercounter fridge, space for undercounter freezer, space for dishwasher, double glazed window to rear, double glazed door to side, tiled flooring.



#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 06" x 10' 06" (3.81m x 3.2m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 08" x 9' 10" (3.56m x 3m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 01" x 7' 11" (2.46m x 2.41m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, wood effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

40' 0" (12.19m) Laid to lawn, mature shrubs and flowerbeds.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs.

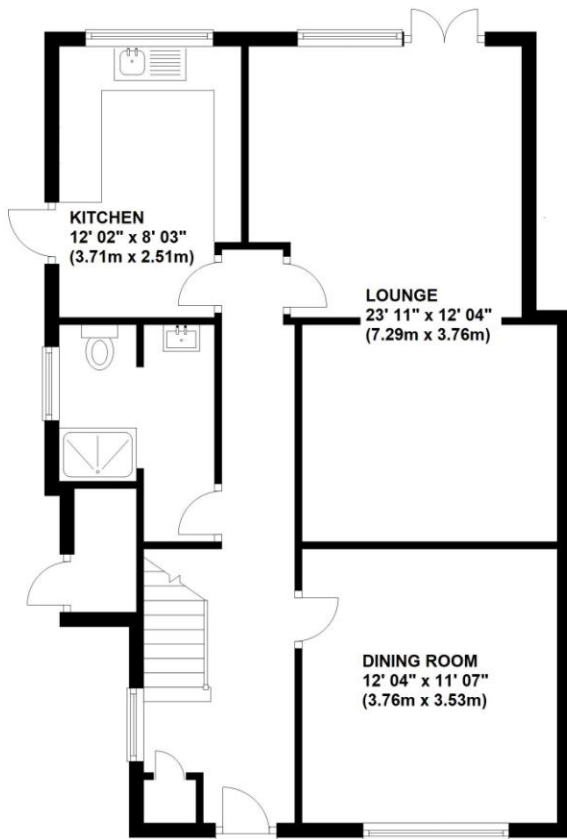
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



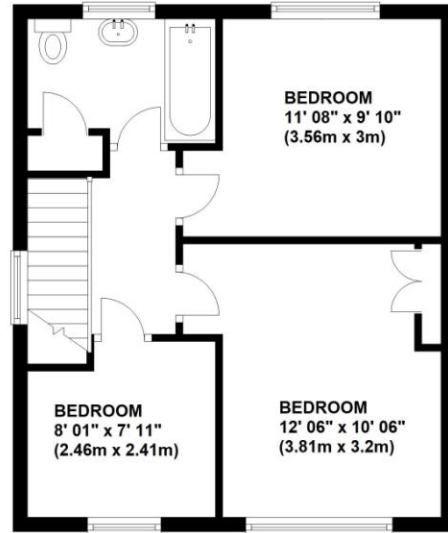
## Ground Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</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	

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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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