

THOMAS BROWN

ESTATES

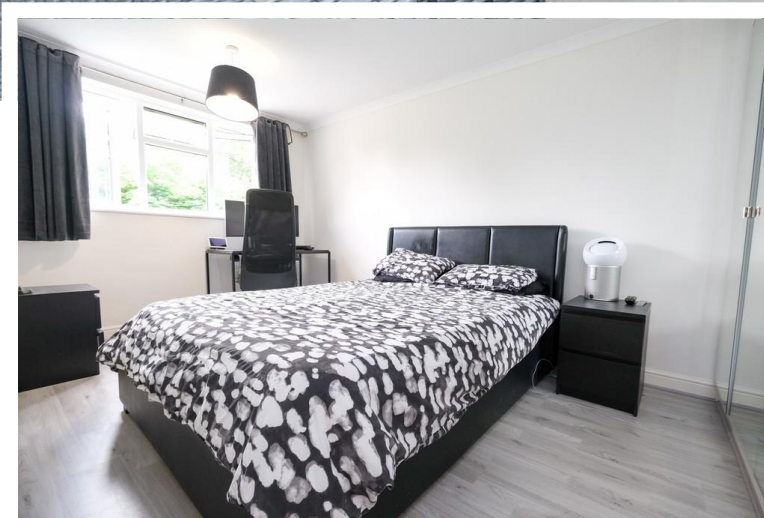
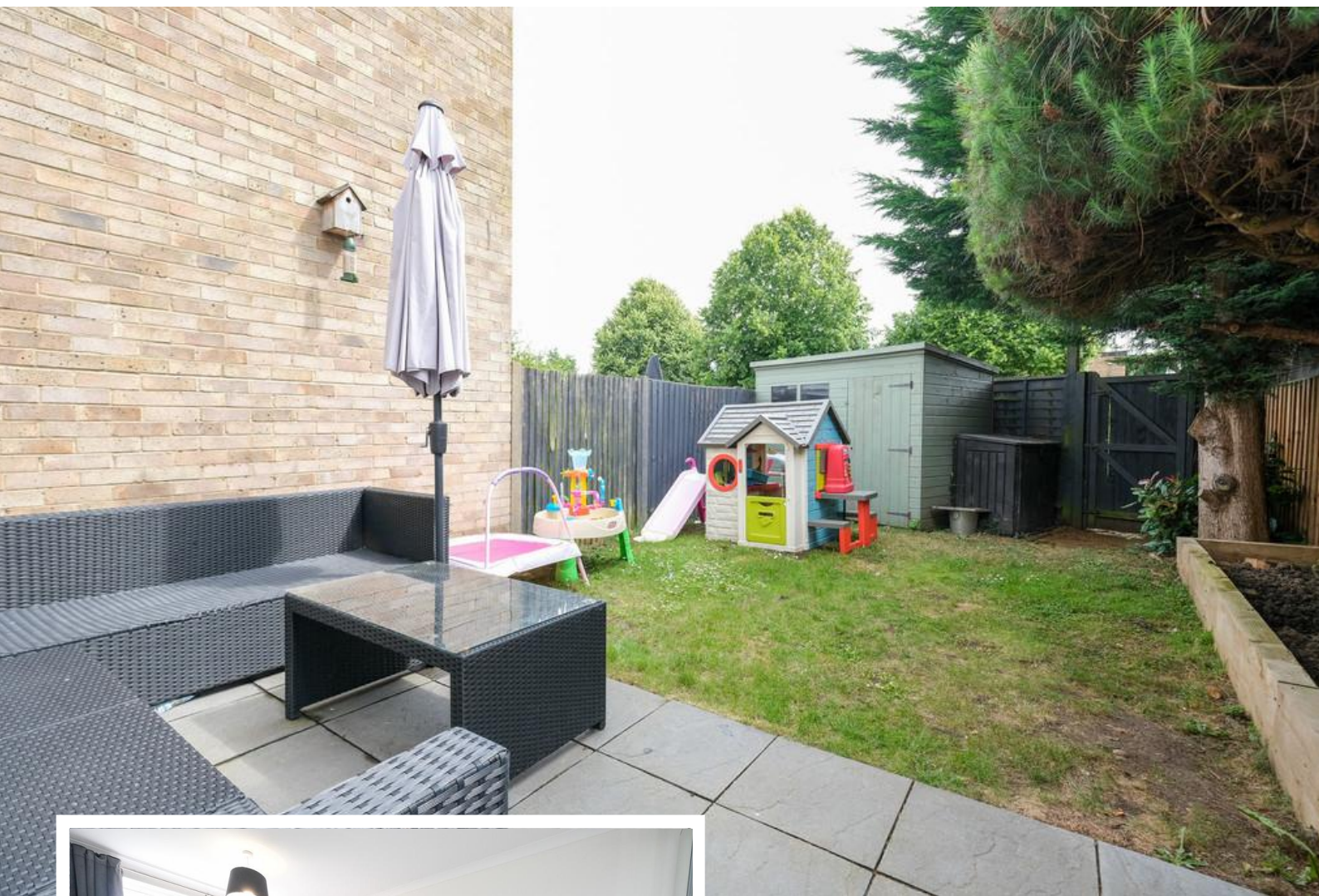


10 Aylesham Road, Orpington, BR6 0TX

Asking Price: £450,000

- 3 Bedroom Mid Terrace House, Very Well Presented
- Situated in a Quiet Location
- Close Proximity to Perry Hall Primary School
- Ample Parking for Residents





Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious, three bedroom terraced property situated in a quiet location as well as being in the catchment of Perry Hall Primary School and walking distance to Petts Wood & Orpington Stations and High Streets, that must be viewed to fully appreciate the quality of location and accommodation on offer. The property on offer comprises: entrance hall, spacious kitchen/diner, living room that spans the rear of the property and a WC to the ground floor. To the first floor are three bedrooms and a modern family bathroom. Externally there are well kept front and rear gardens, and ample parking for residents to the front. Other benefits include central heating system and double glazing. Aylesham Road is well located for Poverest Park, local schools, Orpington High Street, Orpington Station and local bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality and size of accommodation on offer.



ENTRANCE HALL

Composite door to side, double glazed opaque panel to side, laminate flooring, radiator.

LOUNGE

15' 10" x 13' 02" (4.83m x 4.01m) Double glazed windows and double glazed door to rear, laminate flooring, radiator.

KITCHEN/DINER

15' 09" x 13' 11" (4.8m x 4.24m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, breakfast bar, space for table and chairs, double glazed window to front, part laminate/part vinyl flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin, double glazed window to side, laminate, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft hatch, carpet to stairs, laminate to landing.

BEDROOM 1

13' 01" x 8' 10" (3.99m x 2.69m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 2

12' 10" x 8' 09" (3.91m x 2.67m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 0" x 6' 09" (3.05m x 2.06m) Double glazed window to rear, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with rainforest style shower over and shower attachment, double glazed opaque window to front, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

30' 0" x 17' 0" (9.14m x 5.18m) Patio area with rest laid to lawn, mature shrubs, shed, rear access.

FRONT

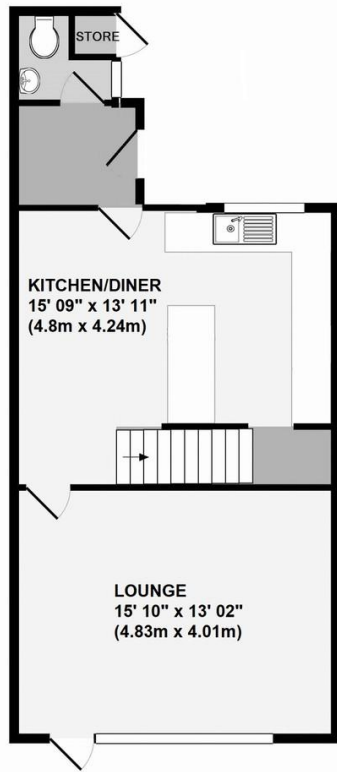
Laid to lawn, path to front door, storage cupboard

AMPLE PARKING FOR RESIDENTS

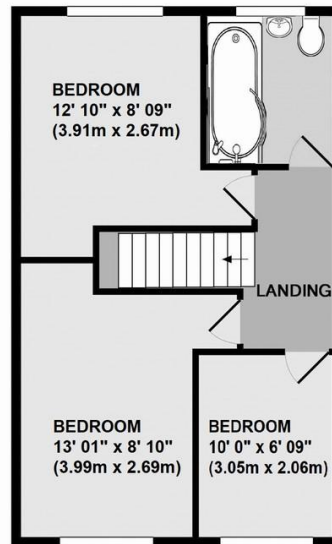
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

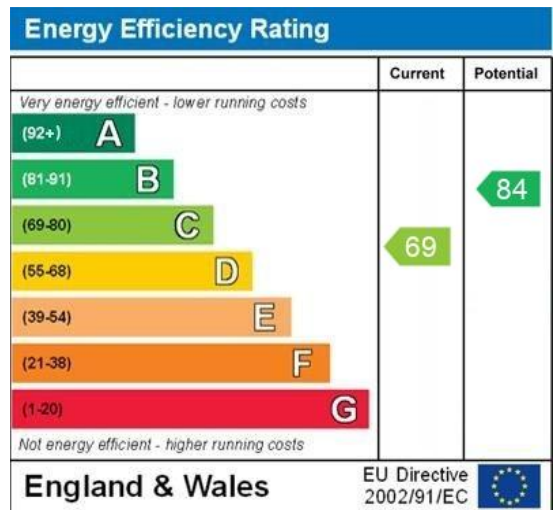
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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