

THOMAS BROWN

ESTATES



38 Elm Grove, Orpington, BR6 0AB

Asking Price: £740,000

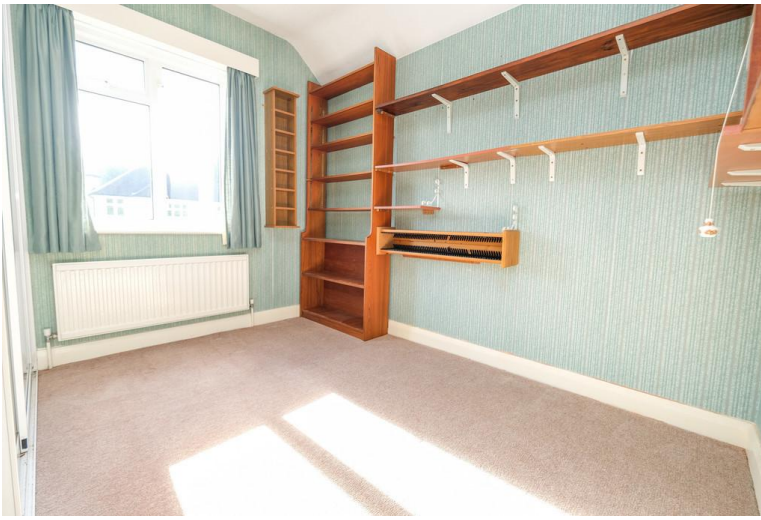
- 3 Bedroom, 2 Reception Room Detached House
- Sought After 'The Knoll' Location
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, three bedroom detached property situated on a prime road in the ever sought after 'Knoll' location in Orpington with the added benefit of being offered with no forward chain. Ideal for the London bound commuter with Orpington Station and High Street a short walk away the accommodation on offer comprises; entrance porch and hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, shower room and a separate WC. Externally there is a secluded mature garden to the rear, garage and covered area to the side with a driveway to the front. STPP there is fantastic potential to extend to the side (in place of the garage) and/or into the loft space as many have done in the local area. Please note the property does require modernisation throughout and this has been reflected in the asking price. Elm Grove is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location and potential on offer.



ENTRANCE PORCH

Double glazed window and double glazed French doors to front, tiled flooring.

ENTRANCE HALL

Opaque door to front, carpet, radiator.

LOUNGE

15'07" x 13'09" (4.75m x 4.19m) Double glazed bay window to front, double glazed feature panel to side, carpet, radiator.

DINING ROOM

14'0" x 12'0" (4.27m x 3.66m) Double glazed French doors to rear, double glazed opaque panel to side, solid wood flooring, radiator.

KITCHEN

12'01" x 8'05" (3.68m x 2.57m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for washing machine, space for dishwasher, larder style cupboard, double glazed window to rear, double glazed panel to side, opaque door to side, vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet, radiator.

BEDROOM

14'0" x 12'0" (4.27m x 3.66m) Fitted wardrobes, wash hand basin in vanity unit, double glazed window to rear, carpet, radiator.

BEDROOM

13'07" x 11'07" (4.14m x 3.53m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

9'07" x 8'07" (2.92m x 2.62m) Fitted wardrobes, double glazed window to front, carpet, radiator.



SHOWER ROOM

Wash hand basin, shower cubicle, double glazed opaque window to rear, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

75'0" x 38'0" (22.86m x 11.58m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT

Low maintenance front, drive.

GARAGE

15'08" x 8'03" (4.78m x 2.51m) Electric up and over door to front, opaque window and door to rear, power and light.

COVERED SIDE ACCESS

19'08" x 11'04" (5.99m x 3.45m) Boiler cupboard, outside WC with low level WC, wash hand basin, double glazed opaque window to side and tiled flooring.

DOUBLE GLAZING

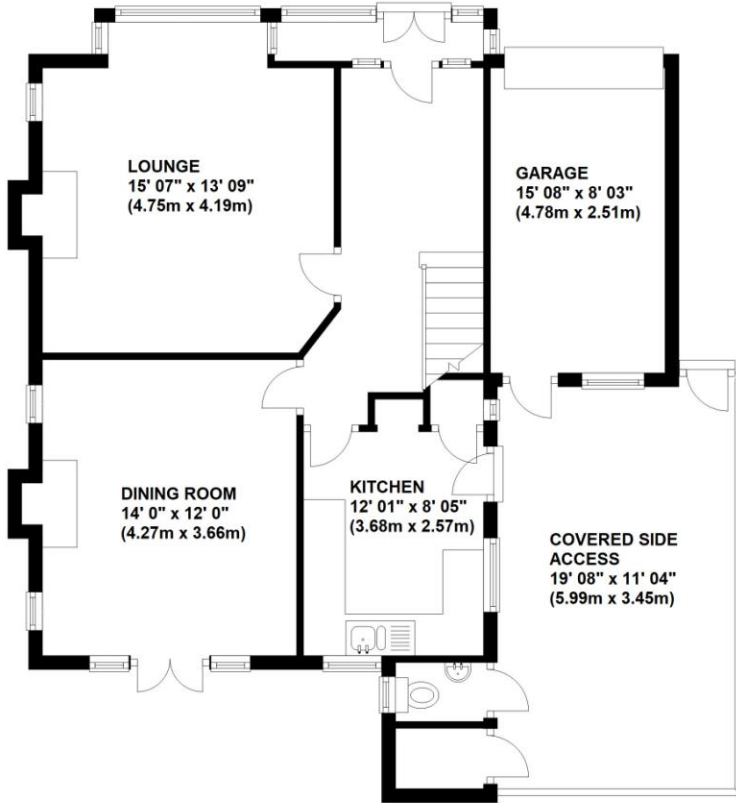
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



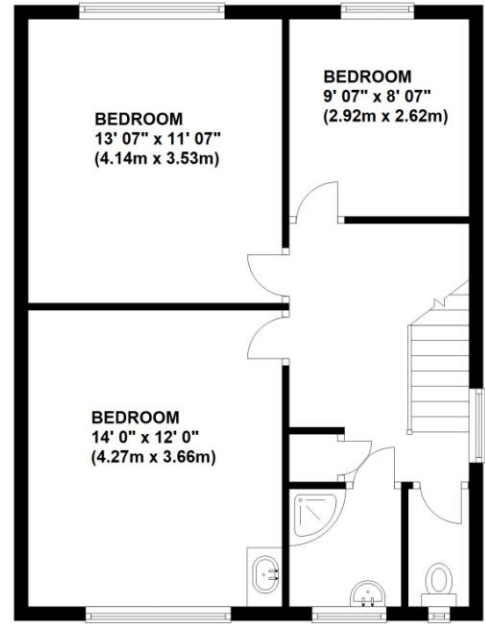
Ground Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



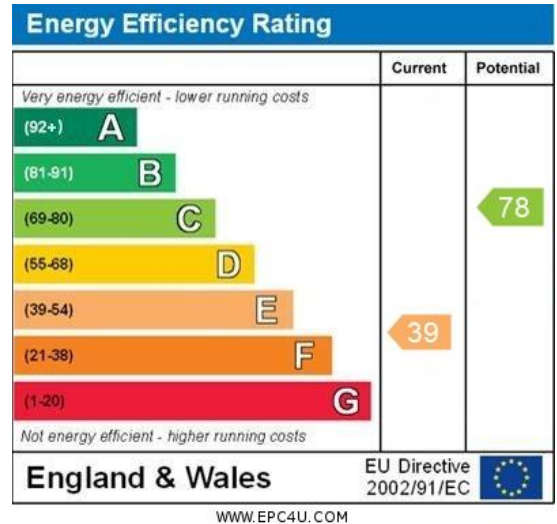
Total area: approx. 125.8 sq. metres (1353.8 sq. feet)



Construction: Standard

Council Tax Band: F

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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