

# THOMAS BROWN

ESTATES



## 3 Arne Grove, Orpington, BR6 9TT

**Asking Price: £540,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Orpington Station & many Local Schools
- Tandem Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property boasting a tandem garage, close proximity to many local schools including Warren Road Primary School and St Olaves, and Orpington Station. The accommodation comprises; entrance porch and hallway, open plan lounge/dining room and modern fitted kitchen to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally (in our opinion) the property has one of the larger rear gardens on the road, tandem garage to the side and a driveway to the front. STPP there is potential to extend across the rear and/or convert all/part of the garage. Arne Grove is well located for Orpington High Street and Station, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location on offer.



#### ENTRANCE PORCH

Double glazed door to side, double glazed window to front, storage, coconut mat.

#### ENTRANCE HALL

Double glazed opaque door to front, wood flooring, radiator.

#### LOUNGE

13' 09" x 11' 07" (4.19m x 3.53m) (open plan to dining room) Double glazed window to front, carpet, radiator.

#### DINING ROOM

9' 05" x 8' 03" (2.87m x 2.51m) Double glazed window to rear, carpet, radiator.



#### KITCHEN

10' 0" x 8' 10" (3.05m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

13' 02" x 9' 03" (4.01m x 2.82m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 02" x 9' 03" (3.1m x 2.82m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 01" x 8' 01" (2.46m x 2.46m) Double glazed window to front, exposed floorboards, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to rear, part tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

51' 0" x 28' 0" (15.54m x 8.53m) Patio area with rest laid to lawn, shed.

#### FRONT

Drive, path to front door, mature shrubs.

#### TANDEM GARAGE

23' 05" x 8' 04" (7.14m x 2.54m) Up and over door to front, door and window to rear, power and light.

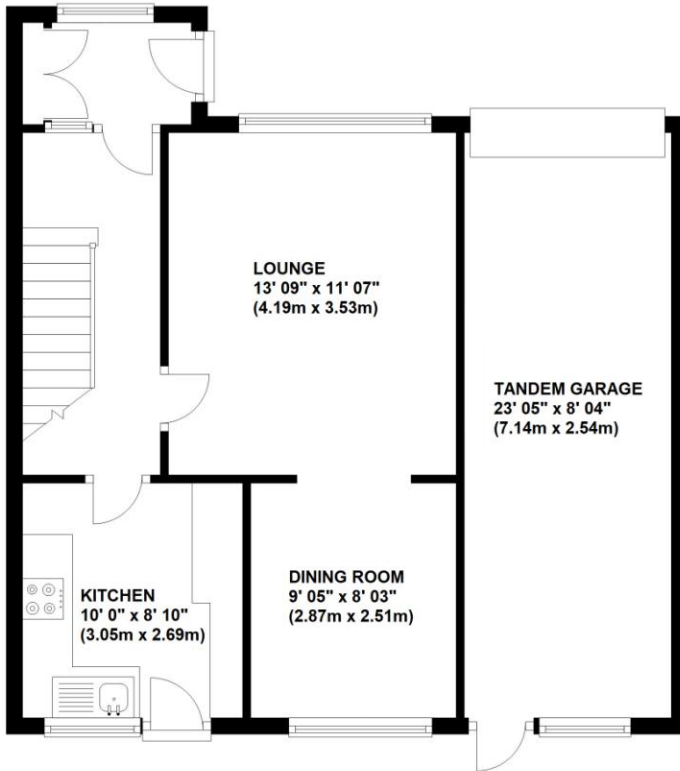
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



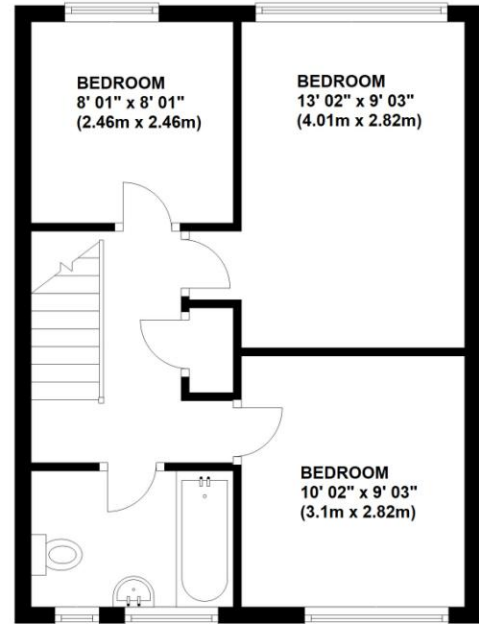
## Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)

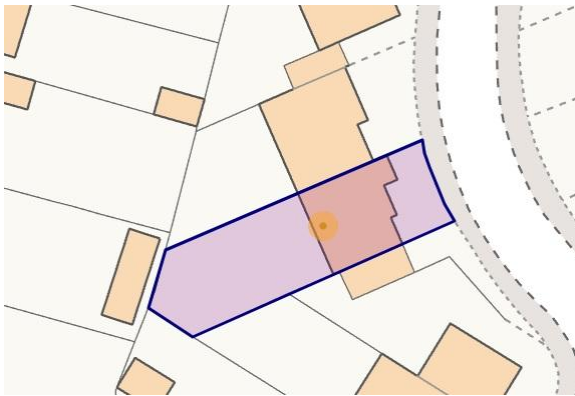


## First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: E**

**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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