

# THOMAS BROWN

ESTATES



**36 Daleside, Orpington, BR6 6EQ**

**Guide Price: £600,000-£615,000**

- 3 Bedroom Semi-Detached House
- Recently Refurbished, High Specification
- Close Proximity to Chelsfield Station & Local Schools
- Garage to Rear, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented and recently refurbished three bedroom semi-detached property finished to a high specification throughout, boasting close proximity to Chelsfield Station & shops and many sought after local schools. The property comprises: entrance porch and hallway, lounge and open plan kitchen/dining room to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a secluded rear garden mainly laid to lawn, brick built sheds and outside WC, garage and carport to the rear of the garden with vehicular access from Goldfinch Close and a block paved drive for two vehicles to the front. Internal viewing is highly recommended to appreciate the standard of location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE PORCH

Double glazed door and double glazed panels to front, tiled flooring.

#### ENTRANCE HALL

Opaque composite door to front, understairs cupboard, Quick-Step flooring, radiator.

#### LOUNGE

15' 04" x 12' 08" (4.67m x 3.86m) Feature fireplace, double glazed window to front, Quick-Step flooring, radiator.

#### KITCHEN/DINER

19' 09" x 10' 10" (6.02m x 3.3m)

Kitchen: Range of matching wall and base units with worktops over, integrated Bosch double oven, integrated Bosch induction hob with extractor over, space for fridge/freezer, integrated Bosch washer/dryer, integrated Bosch dishwasher, integrated bin drawer, larder style cupboard, double glazed window to rear, double glazed door to side, tiled flooring.

Dining room: Double glazed French doors to rear, Quick-Step flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

15' 05" x 10' 05" (4.7m x 3.18m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 04" x 10' 10" (3.76m x 3.3m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 07" x 8' 04" (2.92m x 2.54m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, raised flowerbeds, mature shrubs, brick built storage cupboard and outside WC, side access.

#### OFF STREET PARKING

Block paved drive for two vehicles, mature shrubs.

#### GARAGE

20' 02" x 12' 06" (6.15m x 3.81m) (accessed from Goldfinch close) Up and over door, door to rear, power and light.

#### CARPORT

21' 04" x 8' 10" (6.5m x 2.69m) Covered.

#### DOUBLE GLAZING

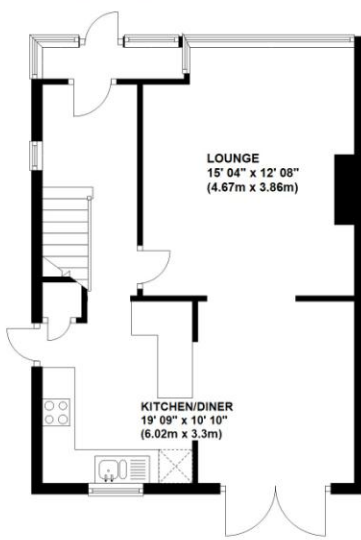
#### CENTRAL HEATING SYSTEM

#### ALARMED



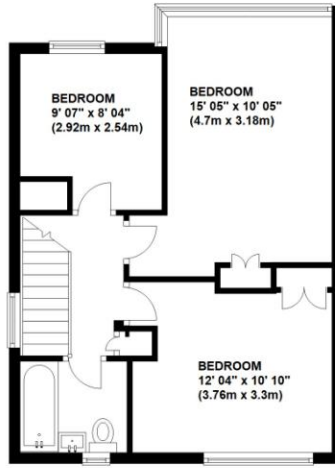
### Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



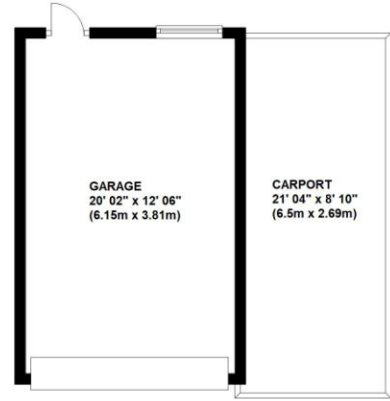
### First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



### Outbuilding

Approx. 23.6 sq. metres (254.2 sq. feet)

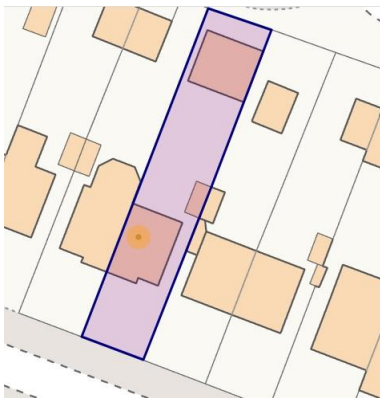


### Outbuilding

Approx. 5.1 sq. metres (54.7 sq. feet)



Total area: approx. 118.7 sq. metres (1278.0 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

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>	73	
(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	
WWW.EPC4U.COM		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES