

# THOMAS BROWN

ESTATES

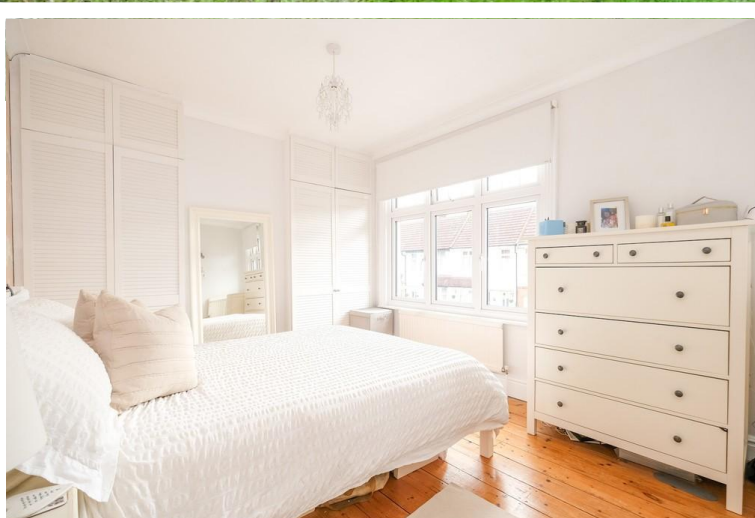


**36 Elmcroft Road, Orpington, BR6 0HY**

**Offers IEO: £400,000**

- 2 Double Bedroom Mid Terrace Victorian House
- 24'1 Dual Aspect Lounge/Dining Room
- Well Located for Orpington High Street & Station
- Rear Extended, On Road Parking





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended two double bedroom mid terrace Victorian property boasting a 24'1 dual aspect lounge/dining room and is situated in a very convenient location for Orpington High Street and Station. The property comprises; entrance hall, dual aspect lounge/dining room with direct access to the rear garden and the extended kitchen to the ground floor. To the first floor there is a landing giving access to two double bedrooms and the family bathroom. Externally there is a low maintenance garden to the rear aspect of the property, perfect for entertaining and alfresco dining and on road parking to the front. Elmcroft Road is very well located for Orpington High Street, Orpington mainline station, local schools, parks and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Door to front, understairs storage cupboard, solid wood flooring, covered radiator.

#### LOUNGE/DINER

24' 01" x 11' 02" (7.34m x 3.4m) Gas fireplace, double glazed bay window to front, solid wood flooring, radiator and covered radiator.

#### KITCHEN

16' 01" x 5' 04" (4.9m x 1.63m) 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 undercounter fridge, space for undercounter freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed opaque door to side, tiled splashback, solid wood flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

16' 03" x 10' 0" (4.95m x 3.05m) Two fitted wardrobes, two double glazed windows to front, exposed floorboards, two radiators.

#### BEDROOM 2

11' 10" x 9' 07" (3.61m x 2.92m) Double glazed window to rear, carpet, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

42' 0" (12.8m) Patio area with rest laid to lawn, mature shrubs, shed.

#### FRONT GARDEN

Low maintenance front garden, on road parking.

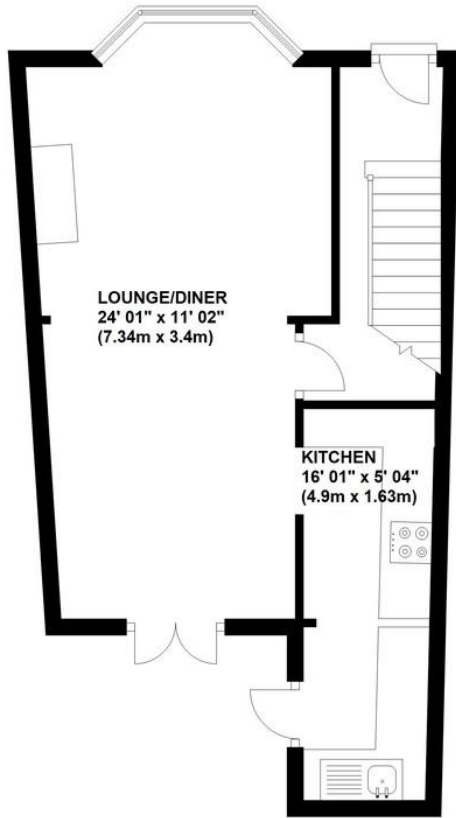


#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

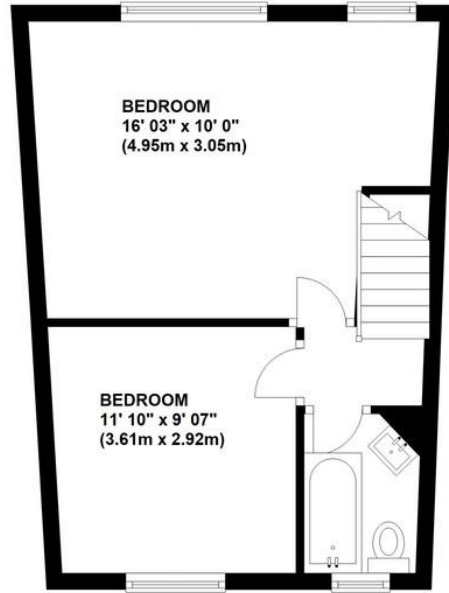
## Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)



**Construction: Standard**

**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</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	
<a href="http://WWW.FPC4U.COM">WWW.FPC4U.COM</a>			

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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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