

THOMAS BROWN

ESTATES



76 Arundel Drive, Orpington, BR6 9JG

Asking Price: £535,000

- 3 Bedroom Semi-Detached House, Secluded Side Plot
- Well Located for Chelsfield Station
- Planning Permission Granted for Extension
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property boasting a secluded side plot, planning permission granted for a double storey side and single storey front extension, situated in the ever sought after South Orpington/Chelsfield borders conveniently located within walking distance of Chelsfield Station, Highway Primary School and St. Olaves Grammar School. The accommodation on offer comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a shower room. Externally there are mature secluded gardens to both sides and front, and a double garage to the side with a driveway in front. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential on offer. The application number for planning permission is DC/22/05048/FULL6 - plans can be provided on request.



ENTRANCE HALL

Double glazed opaque door to front, vinyl flooring.

LOUNGE

12' 04" x 16' 11" (3.76m x 5.16m) Double glazed window to front, two double glazed windows to side, vinyl flooring, radiator.

DINING ROOM

9' 10" x 8' 09" (3m x 2.67m) Double glazed window to front, carpet, radiator.

KITCHEN

13' 0" x 7' 08" (3.96m x 2.34m) 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 undercounter fridge, space for undercounter freezer, double glazed window and double glazed opaque door to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 11" x 9' 05" (4.24m x 2.87m) Two double glazed windows to front, double glazed window to side, wood effect flooring, radiator.

BEDROOM 2

11' 09" x 11' 0" (3.58m x 3.35m) Two double glazed windows to front, carpet, radiator.

BEDROOM 3

9' 05" x 7' 01" (2.87m x 2.16m) Double glazed window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

FRONT GARDEN

90' 0" (27.43m) (width) Set behind mature hedges, laid to lawn.

DOUBLE GARAGE

19' 10" x 16' 03" (6.05m x 4.95m) Drive in front of garage, up and over door to front.

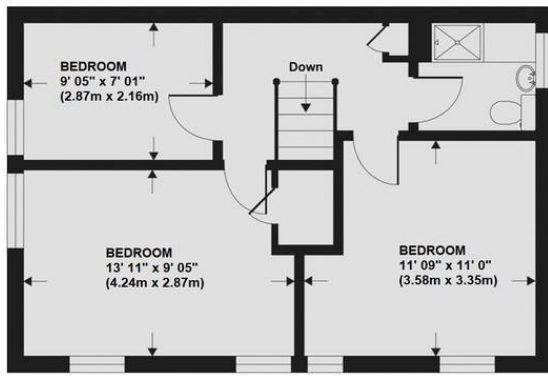
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

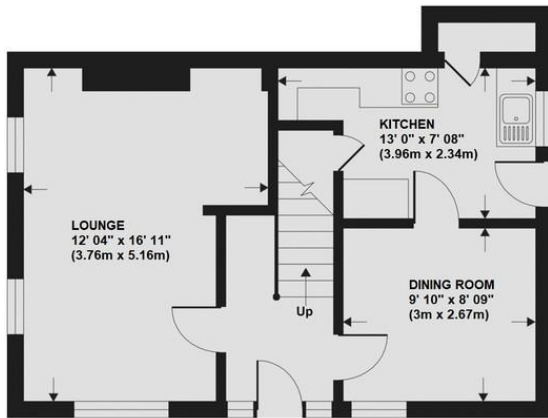


Approximate Area = 900 sq ft / 83.6 sq m (exclude garage)

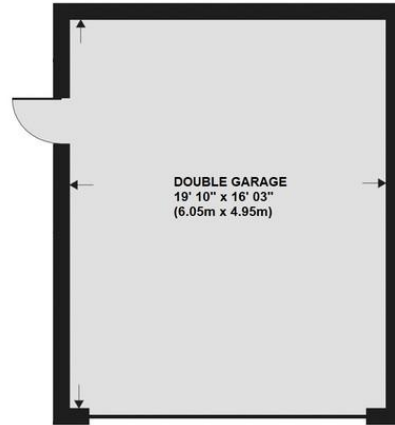
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



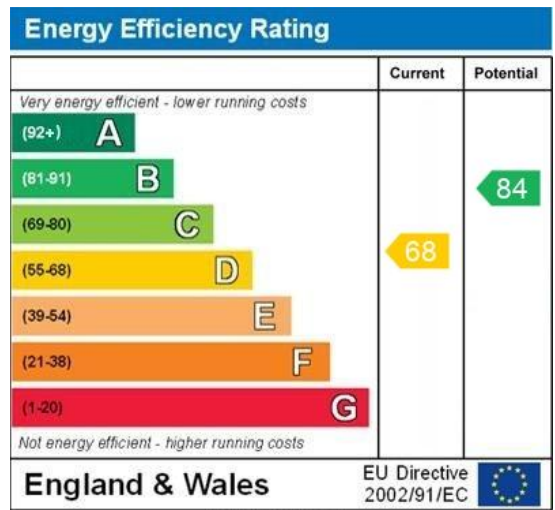
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. REF: 666051



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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