

# THOMAS BROWN

ESTATES



**74 Stapleton Road, Orpington, BR6 9TN**

**Asking Price: £525,000**

- 3 Bedroom Mid Terrace House
- Close Proximity to Many Local Schools & Orpington Station
- Parking for Multiple Vehicles
- Extended to Rear







## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this recently modernised, extended and immaculately presented three bedroom terraced property boasting close proximity to many local schools including Warren Road Primary School and St Olaves, and Orpington Station. The accommodation comprises; entrance porch and hallway, lounge, open plan kitchen/dining room and a conservatory to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally the front and rear gardens have been landscaped by the current vendors and there is parking for numerous vehicles to the side. Stapleton Road 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 specification and location on offer.





#### ENTRANCE PORCH

Double glazed composite door to front, double glazed window to front, seating and storage.

#### ENTRANCE HALL

Custom understairs storage, bamboo flooring, radiator.

#### LOUNGE

12' 06" x 10' 06" (3.81m x 3.2m) Double glazed window to front, bamboo flooring, radiator.

#### KITCHEN/DINER

16' 9" x 11' 11" (5.11m x 3.63m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, integrated washing machine, integrated dishwasher, space for fridge/freezer, double glazed window to rear, double glazed door to conservatory, bamboo flooring, radiator.



#### CONSERVATORY

11' 07" x 8' 02" (3.53m x 2.49m) Double glazed windows to side, double glazed bi-folding door to rear, bamboo flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

#### BEDROOM 1

12' 10" x 9' 02" (3.91m x 2.79m) Built in wardrobe, double glazed window to front, radiator.



#### BEDROOM 2

9' 04" x 8' 09" (2.84m x 2.67m) Built in wardrobe, double glazed window to rear, radiator.

#### BEDROOM 3

8' 09" x 7' 03" (2.67m x 2.21m) Double glazed window to front, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

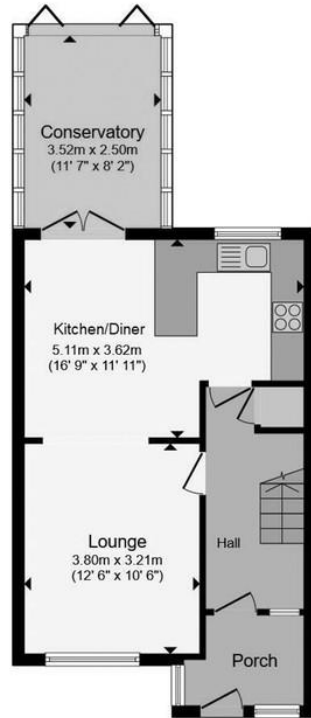
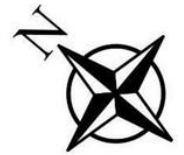
Landscaped, artificial lawn, composite decked area, external lights.

#### FRONT/OFF STREET PARKING

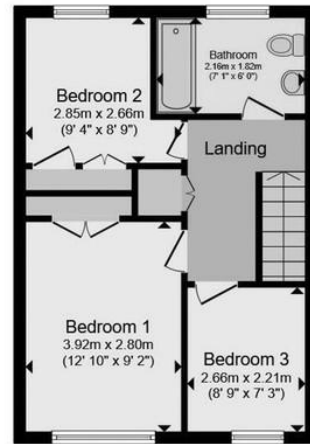
Drive (a few houses along), landscaped in 2021, artificial lawn, planting area.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**Construction: Standard**  
**Council Tax Band: D**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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	

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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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