

THOMAS BROWN

ESTATES

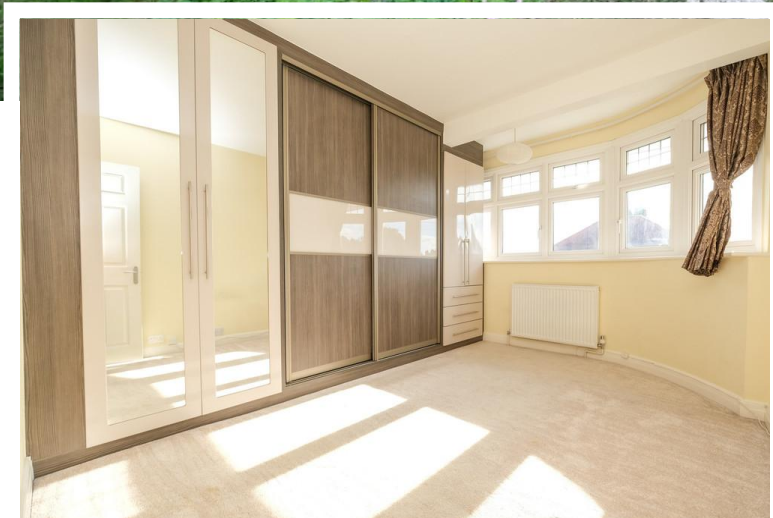


7 Northlands Avenue, Orpington, BR6 9LX

Asking Price: £640,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Close Proximity to Many Local Schools & Orpington Station
- Garage & Off Street Parking
- No Forward Chain, Rear Extended





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this rear extended, three bedroom two bathroom semi-detached property situated on the ever popular Davis Estate with the added bonus of being offered to the market with no forward chain. The property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance porch and hallway, open plan lounge/dining room, kitchen and a shower room to the ground floor. To the first floor are three bedrooms and family bathroom. Externally there is a rear garden mainly laid to lawn, garage to the side and a block paved driveway to the front for numerous vehicles. STPP the property does have potential to extend into the loft space as many have done in the local roads. Northlands Avenue is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, covered radiator.

LOUNGE/DINER

25' 06" x 11' 01" (7.77m x 3.38m) Double glazed window to front, laminate flooring, three radiators.

KITCHEN

15' 05" x 9' 01" (4.7m x 2.77m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, double glazed window to double glazed door to rear, tiled flooring, skylight, radiator.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, space for washing machine, double glazed opaque window to side, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Two double glazed opaque windows to side, carpet.

BEDROOM 1

12' 06" x 10' 0" (3.81m x 3.05m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 03" x 10' 0" (3.73m x 3.05m) Double glazed window to rear, laminate flooring, radiator.



BEDROOM 3

9' 08" x 6' 03" (2.95m x 1.91m) Double glazed window to front, wood flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, two double glazed opaque windows to side, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

78' 0" (23.77m) Patio area with rest laid to lawn, two sheds.

FRONT GARDEN/OFF STREET PARKING

Block paved drive for multiple vehicles, laid to lawn.

GARAGE

16' 05" x 8' 02" (5m x 2.49m) Up and over door to front, window to side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





This plan is for illustration purpose only - not to scale



Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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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

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