

# THOMAS BROWN

ESTATES



**20 Kings Road, Oprington, BR6 9LH**

**Asking Price: £470,000**

- 3 Bedroom End of Terrace House
- Well Located for Warren Road Primary School
- Situated Towards the End of a Quiet Close
- Recently Fitted Executive Bathroom





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace character property, boasting a modern décor throughout including a recently fitted executive bathroom, situated towards the end of a quiet close in South Orpington within easy reach of Orpington Station and Warren Road Primary School. The property comprises; entrance hall, living/dining room that is open plan to the modern fitted kitchen and family bathroom with separate shower and bath to the ground floor. To the first floor there is a landing giving access to three bedrooms. Externally there is a low maintenance garden to the rear aspect of the property (with side access) perfect for entertaining and alfresco dining, and on road parking to the front. Other benefits include double glazed windows and gas central heating system. STPP there is potential to convert the loft space as others have done in the location. Kings Road is well located for Chelsfield/Orpington Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed composite door to front, understairs storage area, Quickstep flooring, radiator.

#### LOUNGE/DINER

22' 05" x 9' 04" (6.83m x 2.84m) Gas fireplace, double glazed window to front, Quickstep flooring, two radiators.

#### KITCHEN/DINER

14' 08" x 7' 0" (4.47m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, gas hob with extractor over, integrated oven, integrated slimline dishwasher, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window and double glazed door to rear, tiled flooring.



#### BATHROOM

10' 08" x 5' 01" (3.25m x 1.55m) Low level WC, wash hand basin, bath, shower with rainforest head and shower attachment, part tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

11' 09" x 11' 0" (3.58m x 3.35m) Fitted wardrobe, large built in wardrobe, double glazed window to front, carpet, radiator.



#### BEDROOM 2

10' 10" x 6' 11" (3.3m x 2.11m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

7' 11" x 7' 05" (2.41m x 2.26m) Double glazed window to rear, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

20' 0" x 16' 0" (6.1m x 4.88m) Patio, flowerbeds, shed, side access.

#### FRONT GARDEN

Low maintenance, side access.

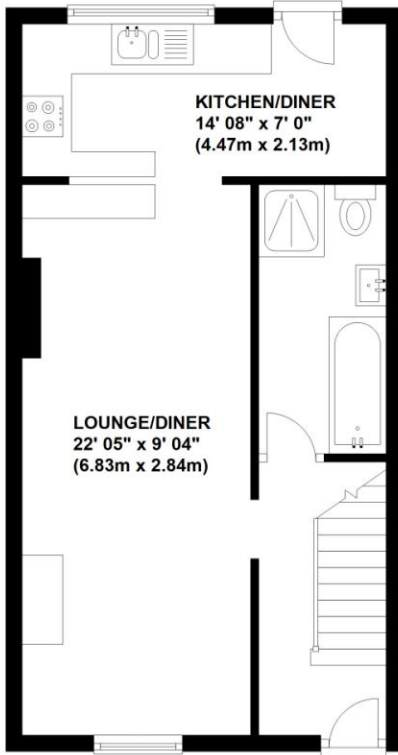
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



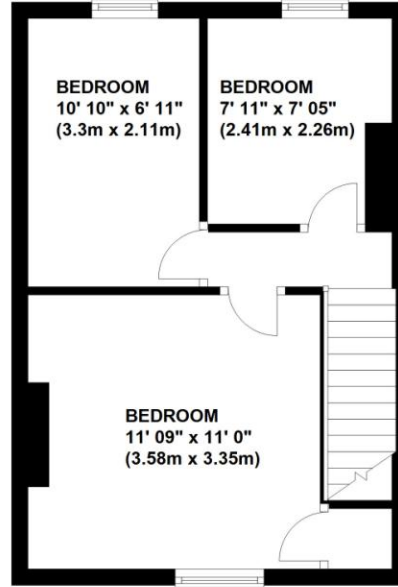
## Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



## First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

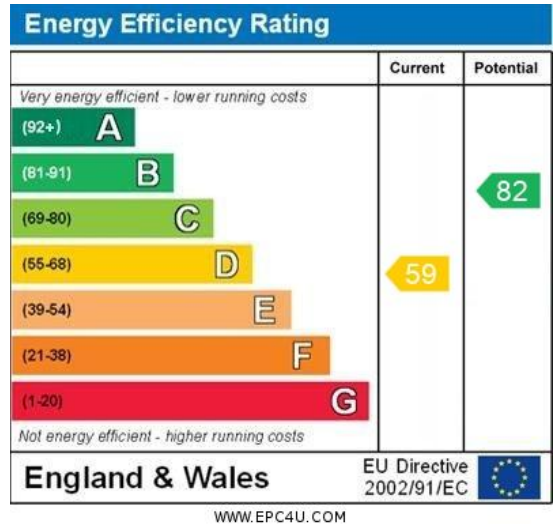
This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**



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