

THOMAS BROWN

ESTATES



34 Tubbenden Lane, Orpington, BR6 9PN

Asking Price: £595,000

- 4 Bedroom End of Terrace Townhouse
- Well Located for Orpington High Street & Station
- Central for many Sought After Schools
- Off Street Parking for Two Vehicles





Property Description

Thomas Brown Estates are delighted to offer this four bedroom end of terrace townhouse located in a fantastic central location for Orpington Station & High Street and many sought after schools such as Newstead Woods and Darrick Wood. The ground floor comprises; entrance hall, bedroom four (with a shower), utility room, WC and a study to the ground floor. To the first floor is the spacious open plan kitchen, dining and lounge area- a great space/floor for entertaining. To the second floor are three bedrooms and the family bathroom with separate bath and shower. Externally there is a rear garden laid to lawn with a patio perfect for alfresco dining and entertaining, garage (storage only as half used as study) and a drive to the front for two vehicles. Tubbenden Lane is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estate Agents to arrange an appointment to view.



ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

STUDY

9' 01" x 8' 05" (2.77m x 2.57m) (to rear of garage) Laminate flooring.

UTILITY ROOM

8' 11" x 5' 09" (2.72m x 1.75m) Range of matching wall and base units with worktops over, ceramic sink, space for washing machine, space for tumble dryer, double glazed door to rear, tiled flooring, radiator.

BEDROOM

12' 02" x 8' 05" (3.71m x 2.57m) Shower cubicle, double glazed window to rear, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

LOUNGE/DINER

21' 07" x 14' 09" (6.58m x 4.5m) (measured at maximum) (L-shaped) Double glazed window to front, laminate flooring, two radiators.

KITCHEN

14' 08" x 8' 04" (4.47m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, two double glazed windows to rear, tile effect flooring.

STAIRS TO SECOND FLOOR LANDING

Airing cupboard, double glazed window to side, carpet, radiator.

BEDROOM

12' 07" x 10' 08" (3.84m x 3.25m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to front, laminate flooring, radiator.

BEDROOM

11' 08" x 8' 07" (3.56m x 2.62m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM

8' 05" x 5' 09" (2.57m x 1.75m) Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, tiled walls, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

38' 0" x 22' 0" (11.58m x 6.71m) Patio area with resealed to lawn.

FRONT

Drive with space for two vehicles, covered entrance.

GARAGE (STORAGE ONLY)

8' 08" x 8' 06" (2.64m x 2.59m) Up and over door, power and light.

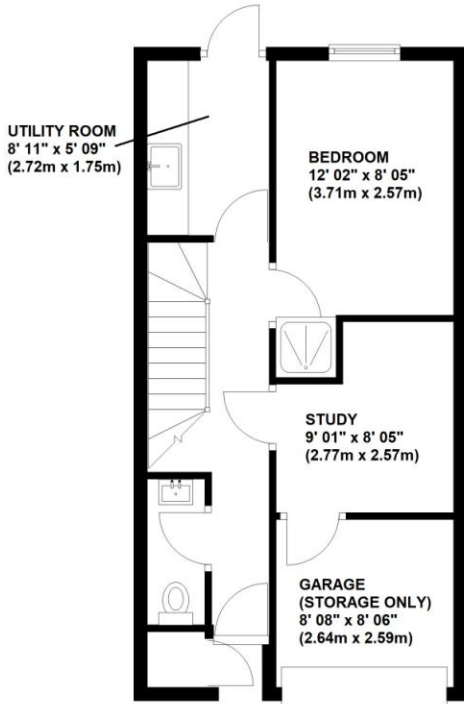
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



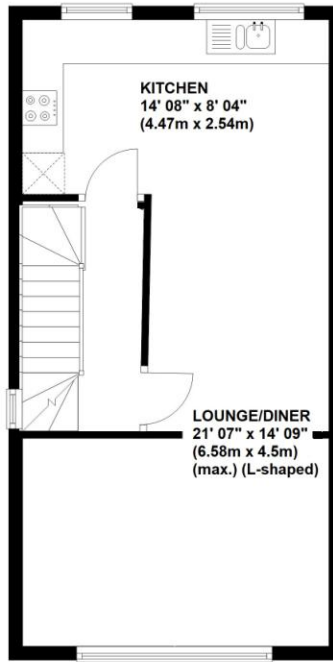
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



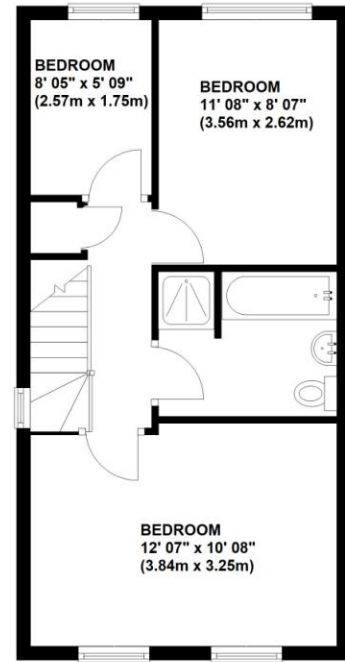
First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Second Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 122.2 sq. metres (1315.0 sq. feet)

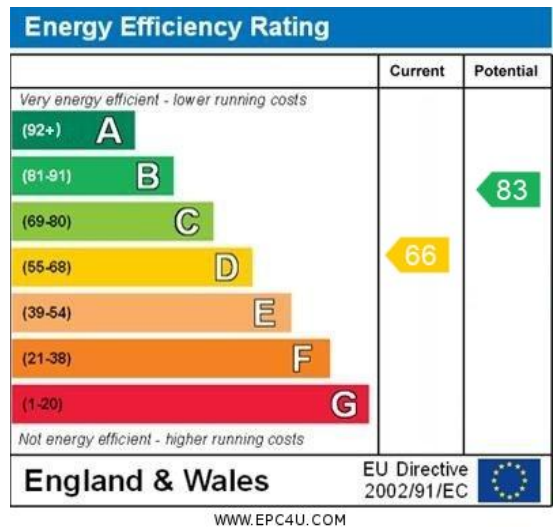
This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: E

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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