

THOMAS BROWN

ESTATES



12 Osgood Gardens, Orpington, BR6 6JU

Asking Price: £535,000

- 3 Double Bedroom Mid Terrace House
- Well Located for Warren Road Primary School
- Close to Chelsfield Station
- Sought After Close, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1267 sqft), rare to the market three double bedroom terraced property situated on a sought after close located within walking distance to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and hallway, large lounge/dining room that spans the rear of the property overlooking the garden and kitchen to the ground floor. To the first floor are three double bedrooms, large bathroom with a separate bath and shower cubicle, and a WC. Externally there are very well maintained front and rear gardens, integral garage and a drive for two vehicles to the front. Please note STPP there is potential to extend to the rear as others have done in the location. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of road, specification and proximity to amenities on offer.



ENTRANCE PORCH

Door to front, solid wood flooring.

ENTRANCE HALL

Understairs cupboard, solid wood flooring, covered radiator.

LOUNGE/DINER

20' 07" x 13' 09" (6.27m x 4.19m) Double glazed sliding door to rear, carpet, two radiators.

KITCHEN

14' 02" x 7' 0" (4.32m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, breakfast bar, tiled splashback, double glazed window to front, tiled flooring, covered radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 06" x 10' 01" (4.42m x 3.07m) Built in wardrobe, double glazed window to front, solid wood flooring, covered radiator.

BEDROOM 2

13' 05" x 10' 0" (4.09m x 3.05m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 06" x 10' 02" (3.2m x 3.1m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower with attachment, double glazed opaque window to front, tile effect flooring, heated towel rail.

WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, tile effect flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

30' 0" x 22' 0" (9.14m x 6.71m) Patio area with rest laid to lawn, mature shrubs, shed.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

GARAGE

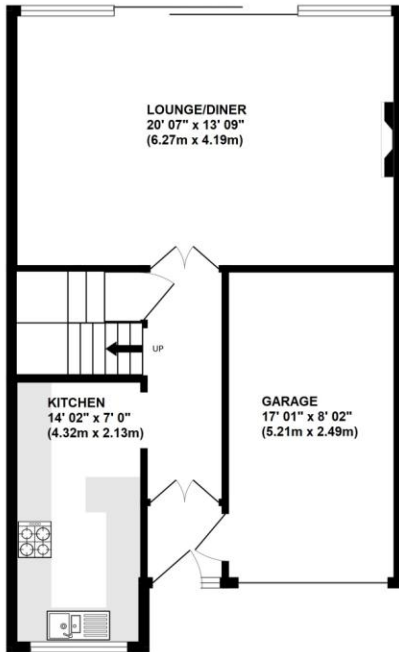
17' 01" x 8' 02" (5.21m x 2.49m) Up and over door to front, power and light.

DOUBLE GLAZING

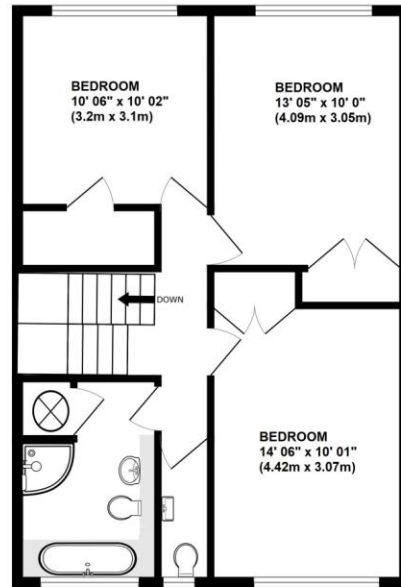
CENTRAL HEATING SYSTEM



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

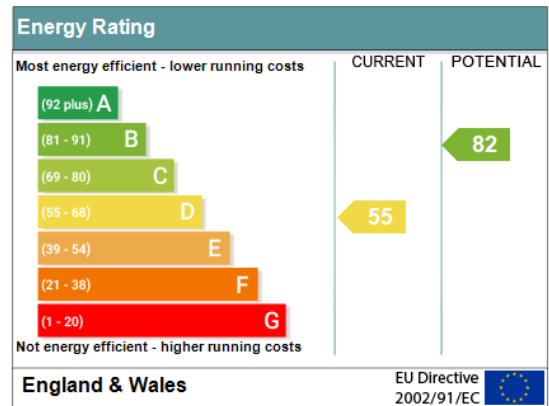


1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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