

THOMAS BROWN

ESTATES

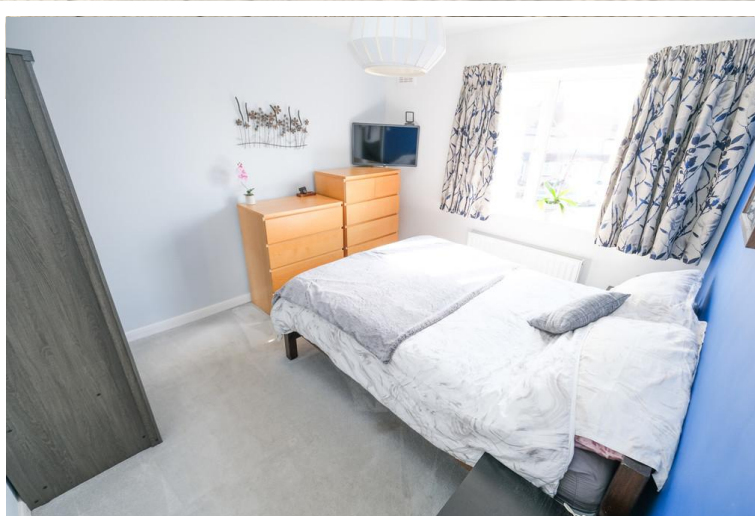


43 Perry Hall Road, Orpington, BR6 0HT

Asking Price: £450,000

- 3 Bedroom Mid Terrace House
- Potential to Extend into Loft Space (STPP)
- Walking Distance to Perry Hall Primary School
- Dual Aspect 23'01 Lounge/Dining Room





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom terraced property situated in a central location within walking distance to Perry Hall Primary School, Orpington High Street and Station, and Poverest Park & Priory Gardens. The property comprises of: spacious entrance hall, dual aspect 23'01 lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor there are three bedrooms (including two doubles) and a family bathroom. Externally there is a well kept rear garden perfect for alfresco dining and entertaining (with rear access) and hardstanding to the front (drop kerb could be created STPP). STPP there is potential to extend into the loft space as many have done in the local area. Perry Hall Road is well located for local schools, shops, bus routes, parks and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and condition of property on offer.



ENTRANCE HALL

Opaque composite door and opaque panel to front, understairs storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

23' 01" x 11' 07" (7.04m x 3.53m) (dual aspect) Double glazed window to front, double glazed French door to rear, carpet, two radiators.

KITCHEN

10' 01" x 6' 10" (3.07m x 2.08m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

11' 07" x 10' 05" (3.53m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM

11' 0" x 10' 09" (3.35m x 3.28m) Double glazed window to front, carpet, radiator.

BEDROOM

7' 07" x 6' 11" (2.31m x 2.11m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

26' 0" x 19' 0" (7.92m x 5.79m) Decked area with rest laid to lawn, mature flowerbeds, rear access.

FRONT

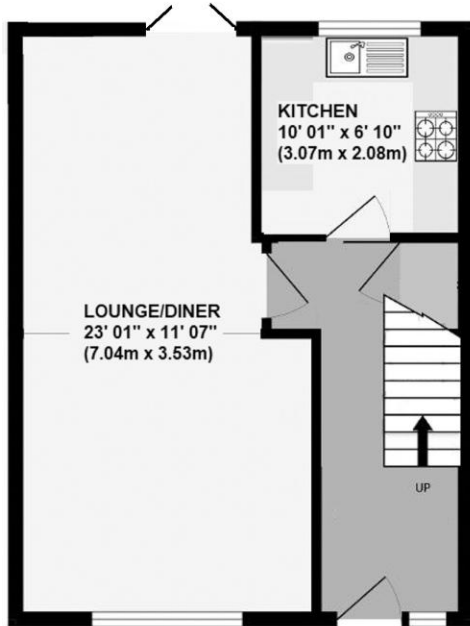
Hardstanding.

DOUBLE GLAZING

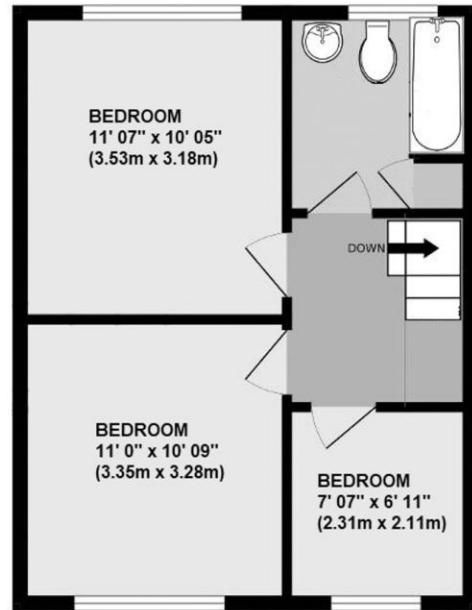
CENTRAL HEATING SYSTEM



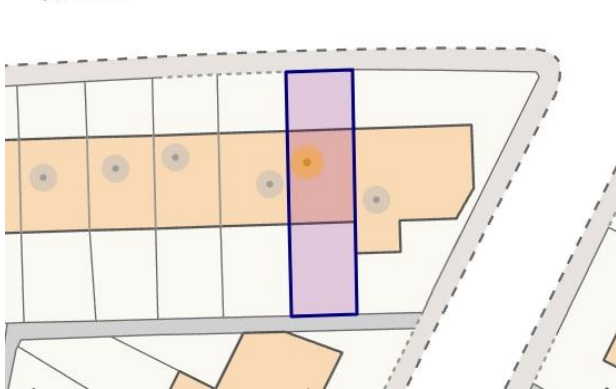
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.3 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: C
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(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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