

# THOMAS BROWN

ESTATES



## 2 Alma Road, Orpington, BR5 4PT

**Offers IEO: £625,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Deceptively Spacious (over 1600 sqft)
- Potential to Extend Further (STPP)
- No Forward Chain, Garage & OSP





## Property Description

Thomas Brown Estates are delighted to offer this must view, deceptively spacious (over 1600sqft) four bedroom two bathroom semi-detached property, boasting generous extensions to the rear and side with potential to extend further (STPP) and the added benefit of being offered to the market with no forward chain. The property offers a substantial floorspace already but does provide great scope to extend further STPP by converting the garage, extending above the garage and/or into the loft as many have done in the location. The accommodation on offer comprises: large entrance hall, lounge with French doors to the 23'01x18'09 kitchen/diner with feature vaulted ceiling, bedroom (feature vaulted ceiling and direct access to the rear garden) with ensuite wet room, utility room and WC to the ground floor. To the first floor are three bedrooms (two being doubles), bathroom and a WC. Externally there is a sizeable rear garden mainly laid to lawn with a workshop, summerhouse and a shed. To the front is a block paved driveway and integral garage to the side. Alma Road is well located for local schools (including the ever sought after St. Olaves and Newstead Woods Grammar Schools), local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floorspace on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, coconut mat, wood effect flooring, radiator.

#### LOUNGE

13' 04" x 11' 04" (4.06m x 3.45m) Feature fireplace, double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

23' 01" x 18' 09" (7.04m x 5.72m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, space for American fridge/freezer, larder style cupboard, central island/breakfast bar, double glazed window and double glazed French doors to rear, two Velux style windows, part carpet and part tiled flooring, coconut mat, underfloor heating to kitchen, two radiators.

#### UTILITY ROOM

Space for washing machine, space for tumble dryer, tiled flooring.

#### BEDROOM

15' 02" x 12' 10" (4.62m x 3.91m) Double glazed window and double glazed French doors to rear, Velux style window, carpet, two radiators.

#### EN-SUITE WET ROOM

Low level WC, wash hand basin, shower cubicle with shower attachment, double glazed opaque window to side, underfloor heating, heated towel rail.

#### CLOAKROOM

Low level WC, wash hand basin, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

11' 0" x 10' 07" (3.35m x 3.23m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

13' 05" x 8' 10" (4.09m x 2.69m) (measured to front of wardrobe) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

9' 06" x 7' 03" (2.9m x 2.21m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, carpet, radiator.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

72' 0" x 36' 0" (21.95m x 10.97m) (measured to workshop) Patio area with rest laid to lawn, side access.

#### SUMMERHOUSE

13' 0" x 10' 11" (3.96m x 3.33m) Timber construction.

#### WORKSHOP

20' 0" x 10' 05" (6.1m x 3.18m)

#### SHED

9' 06" x 5' 10" (2.9m x 1.78m)

#### OFF STREET PARKING

Block paved drive, outside tap.

#### INTEGRAL GARAGE

16' 03" x 13' 10" (4.95m x 4.22m) Electric roller blind door, door to front, power and light, sink, two opaque panels to side, radiator.

#### DOUBLE GLAZING

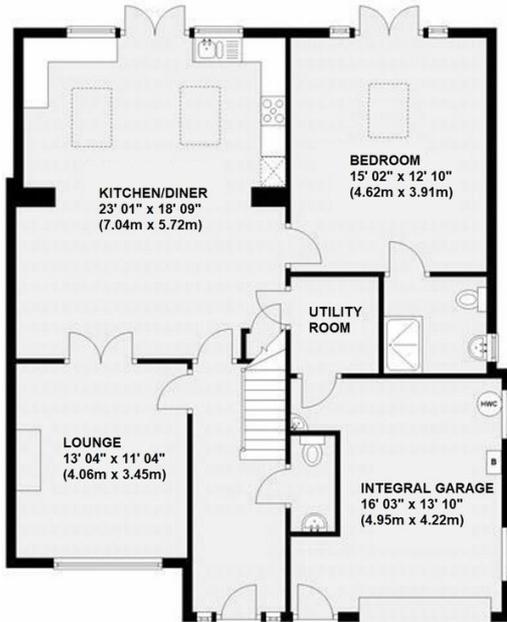
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



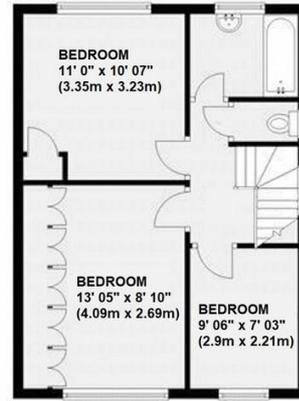
### Ground Floor

Approx. 109.9 sq. metres (1182.8 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 152.9 sq. metres (1645.5 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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