

# THOMAS BROWN

ESTATES



**23 Pendennis Road, Orpington, BR6 9BL**

**Asking Pric: £550,000**

- 3 Bedroom Semi-Detached House
- Short Walk to the ever Sought After Goddington Park
- Potential to Extend Further (STTP)
- No Forward Chain, Rear Extended





## Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property being offered to the market with no forward chain, and is located a short walk to the ever sought after Goddington Park. The accommodation on offer comprises; entrance porch and hallway, lounge, extended dining/family room, extended kitchen, and WC to the ground floor. To the first floor there is a landing giving access to three bedrooms, a family bathroom and a separate WC. Externally there is a very well kept rear garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining. The property also benefits from a garage to the side/rear, and a driveway to the front. STPP there is further potential to extend into the loft space and/or extend to the side if required. Pendennis Road is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the location on offer. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



**ENTRANCE PORCH**

Double glazed door and panel to front, tiled flooring.

**ENTRANCE HALL**

Double glazed door and panels to front, understairs storage, carpet, radiator.

**LOUNGE**

14' 0" x 12' 03" (4.27m x 3.73m) Feature fireplace, double glazed window to front, door to dining room, carpet, radiator.

**DINING ROOM**

22' 10" x 9' 06" (6.96m x 2.9m) Double glazed French doors to garden, carpet, radiator.

**KITCHEN**

23' 06" x 7' 10" (7.16m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, freestanding oven, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, tiled splashback, double glazed window to rear, double glazed window and double glazed door to side, tiled flooring, two radiators.



**CLOAKROOM**

Low level WC, wash hand basin, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING**

Double glazed window to side, loft access, carpet.

**BEDROOM 1**

14' 09" x 10' 0" (4.5m x 3.05m) (measured to back of wardrobe) Fitted wardrobe, double glazed window to front, carpet, radiator.

**BEDROOM 2**

11' 0" x 10' 0" (3.35m x 3.05m) (measured to front of wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.



**BEDROOM 3**

9' 02" x 8' 04" (2.79m x 2.54m) Double glazed window to front, carpet, radiator.

**BATHROOM**

Pedestal wash hand basin in vanity unit, bath with shower over, double glazed window to side, tiled walls, tiled flooring, heated towel rail.

**SEPARATE WC**

Low level WC, double glazed window to side, part tiled walls, tiled flooring.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

50' 0" x 30' 0" (15.24m x 9.14m) (approx.) Patio area with rest laid to lawn, mature trees/shrubs, greenhouse, shed.

**OFF STREET PARKING**

**GARAGE**

Up and over door, power and light.

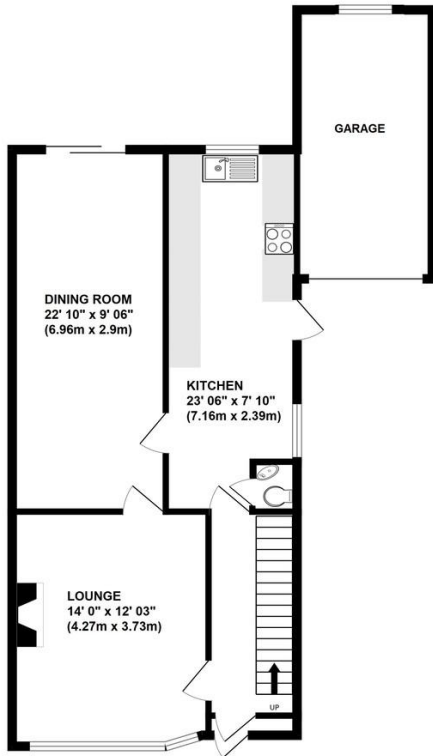
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

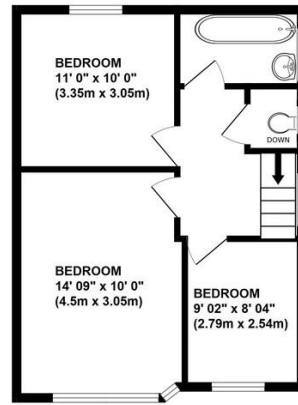
**NO FORWARD CHAIN**



GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

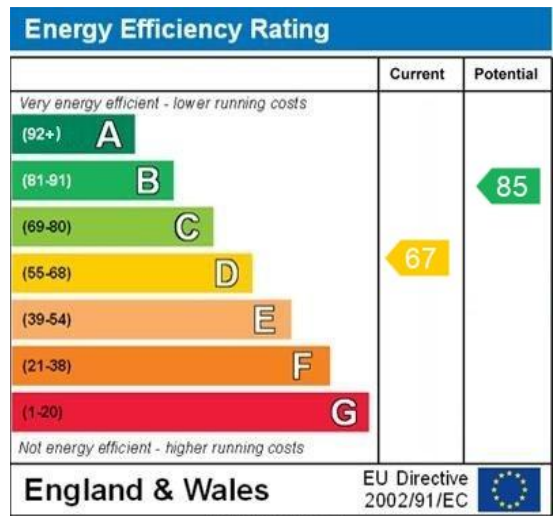
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropac ©2005.



Construction: Standard

Council Tax Band: E

Tenure: Freehold



WWW.EPC4U.COM

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