

THOMAS BROWN

ESTATES



40 Wellington Road, Orpington, BR5 4AQ

Asking Price: £365,000

- 2 Double Bedroom End of Terrace House
- Well Located for Orpington High Street
- 2 Reception Rooms
- Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented, larger style two double bedroom end of terrace property, situated in a convenient location in Orpington for Orpington High Street, local stations and Nugent Shopping Centre. The accommodation comprises; lounge, dining room, modern fitted kitchen and a bathroom boasting a separate bath and shower. To the first floor are two large double bedrooms (one with access to the loft which has been boarded and carpeted). Externally there is a garden to the rear perfect for entertaining and alfresco dining with on road parking to the front. Wellington Road is within 1 mile of St. Mary Cray mainline station and is well located for Orpington High Street, local schools, local shops and bus routes. Internal viewing is highly recommended to appreciate the size and specification on offer.





LOUNGE

12' 06" x 11' 10" (3.81m x 3.61m) Double glazed opaque composite door and double glazed window to front, laminate flooring, two radiators.

DINING ROOM

12' 05" x 11' 10" (3.78m x 3.61m) Double glazed door to rear, understairs storage, laminate flooring, two radiators.

KITCHEN

11' 04" x 6' 10" (3.45m x 2.08m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed window to side, vinyl flooring.



BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.



BEDROOM 1

12' 06" x 11' 11" (3.81m x 3.63m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 06" x 11' 06" (3.81m x 3.51m) Double glazed window to rear, carpet, radiator, access to loft space with Velux style window and carpet.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) (measured at maximum) Two patio areas, part laid to lawn, flowerbeds, shed.

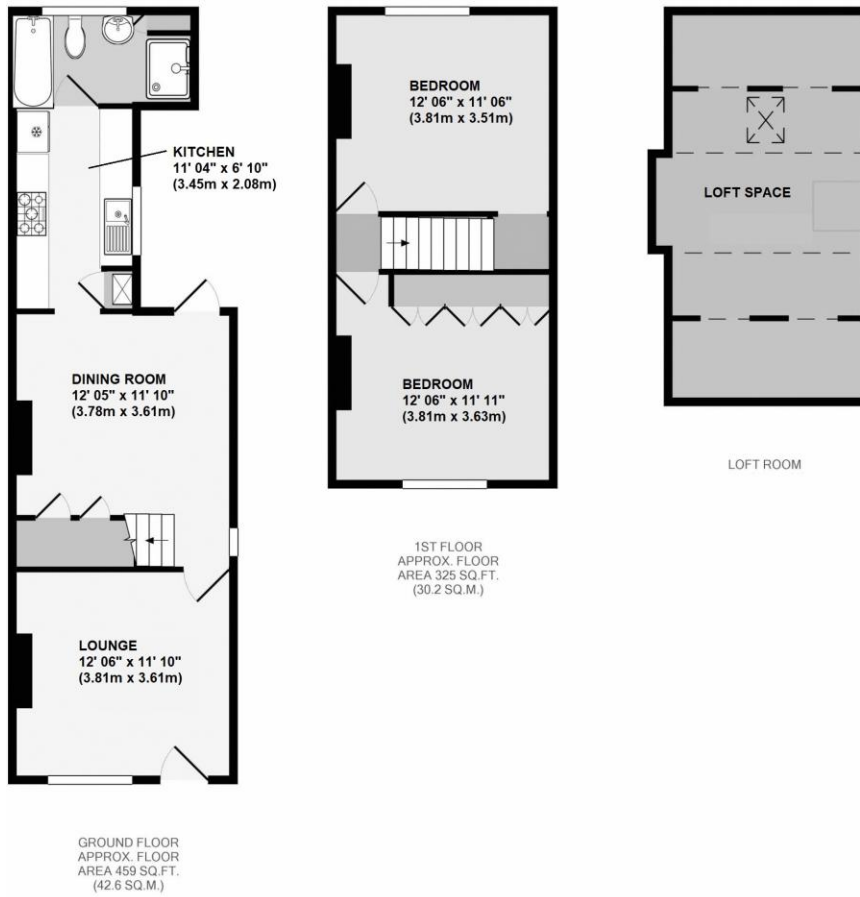
FRONT

Low maintenance front, side access to rear garden, on road parking.

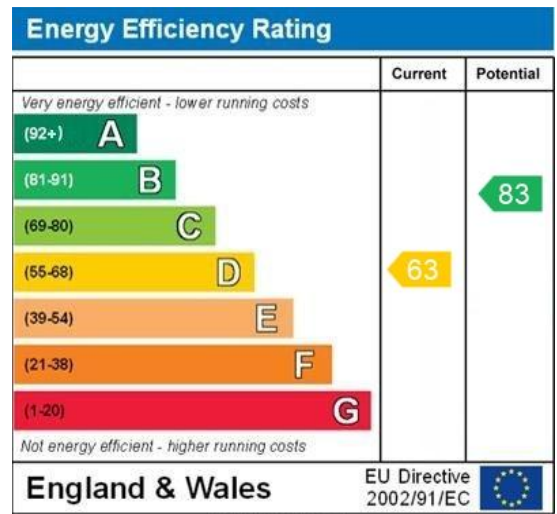
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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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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

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