

THOMAS BROWN

ESTATES

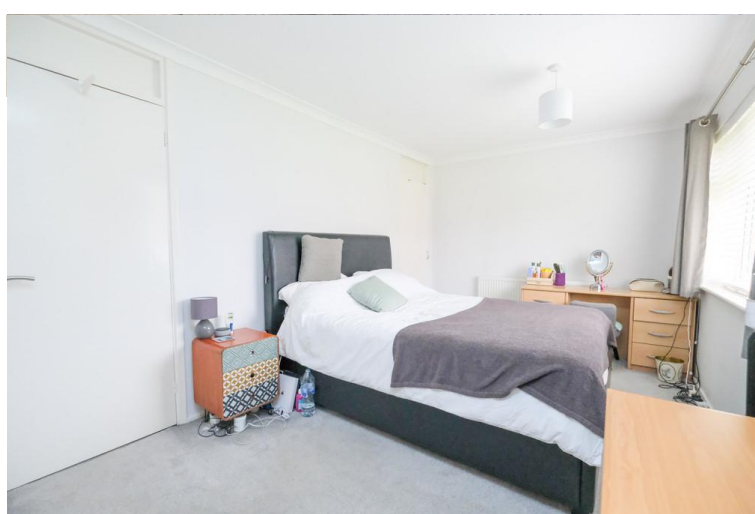


102 Southfleet Road, Orpington, BR6 9SW

Asking Price: £425,000

- 2 Double Bedroom Mid Terrace House
- Well Located for Orpington Station & many Local Schools
- Garage & Driveway to Rear
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom mid terrace property, being offered to the market with no forward chain, set within a sought after location in Orpington for Orpington Station and many popular schools, boasting a 16'09 kitchen/diner, garage and a driveway to the rear. The property comprises: entrance hall, lounge and a kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms, bathroom and a WC. Externally there is a low maintenance rear garden, utility cupboard with space for a washing machine and dryer, garage and a driveway. Southfleet Road is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

LOUNGE

14' 11" x 13' 05" (4.55m x 4.09m) Double glazed window to front, under stairs cupboard, laminate flooring, radiator.

KITCHEN/DINER

16' 09" x 8' 08" (5.11m x 2.64m) Range of matching wall and base units with granite worktops over, stainless steel sink and drainer, integrated oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave, double glazed window and double glazed door to rear, tiled flooring, radiator.



UTILITY CUPBOARD

Space for fridge/freezer, space for washing machine, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

16' 09" x 9' 03" (5.11m x 2.82m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 0" x 10' 06" (3.66m x 3.2m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

43' 0" (13.11m) Patio area with rest laid to lawn and artificial lawn.



FRONT

Laid to lawn, mature shrubs.

GARAGE

Up and over door to front, driveway in front.

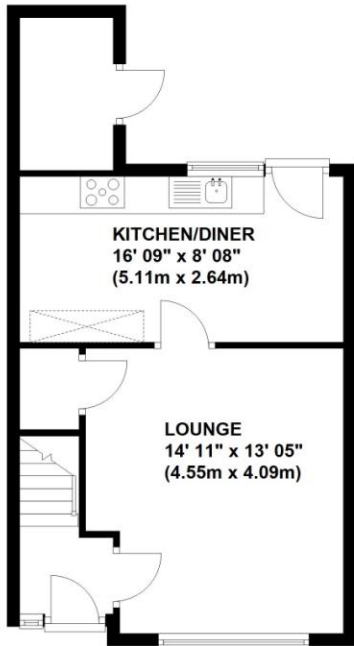
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

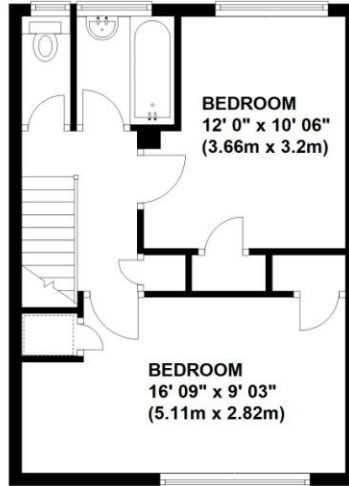
Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



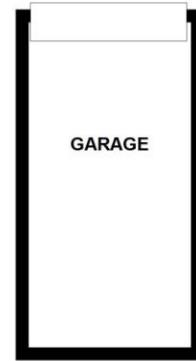
First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Outbuilding

Approx. 13.3 sq. metres (143.6 sq. feet)



Total area: approx. 90.9 sq. metres (978.3 sq. feet)

This plan is for illustration purpose only - not to scale



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 90 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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