

THOMAS BROWN

ESTATES



13A Edgewood Drive, Orpington, BR6 6LG

Asking Price: £288,000

- 2 Double Bedroom Split Level Maisonette
- Deceptively Spacious, Recently Decorated
- Garage En-Bloc, No Forward Chain
- Share of Freehold, Low Maintenance Charges





Property Description

***Two double bedroom split level maisonette. Thomas Brown Estates are delighted to offer this deceptively spacious, share of freehold, two double bedroom split level maisonette boasting a floor space that rivals most 2 bedroom houses, garage en-bloc, low service charges, recently decorated with new carpets and is being offered to the market with no forward chain. The property is situated within walking distance of Chelsfield Station, local schools and Glentrammon Park. The accommodation comprises: communal stairway, private entrance hallway, kitchen and a large lounge/dining room with floor to ceiling windows. There are stairs leading to two double bedrooms and a family bathroom. Externally there is a garage en-bloc, and ample on road parking. The property is very well located for many sought after schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Other benefits include a central heating system & double glazing.

ENTRANCE HALL

Opaque double glazed door and window to front, laminate flooring, radiator

LOUNGE/DINING ROOM

19' x 12' 6" (5.79m x 3.81m) Double glazed windows to rear, carpet, radiator

KITCHEN

10' 05" x 6' 03" (3.18m x 1.91m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker to stay, space for fridge/freezer, space for washing machine, double glazed window to front, laminate flooring, part tiled walls.

STAIRS TO FIRST FLOOR LANDING

Carpet

BEDROOM 1

12' 06" x 11' 10" (3.81m x 3.61m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 05" x 10' 01" (3.78m x 3.07m) Built in wardrobe, double glazed window to front, carpet, radiator.

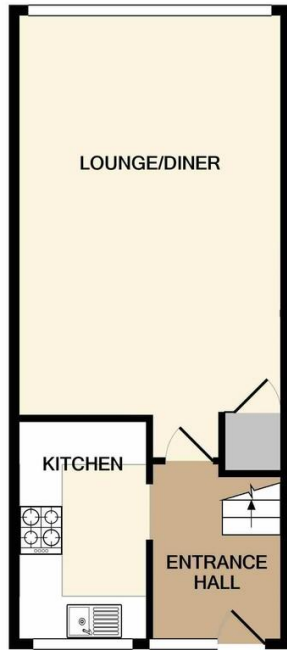
BATHROOM

Low level WC, wash hand basin, panel enclosed bath with shower over, tiled walls, vinyl flooring, radiator.

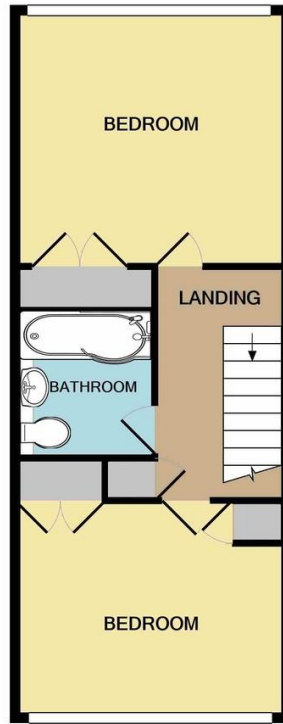
GARAGE EN-BLOC

SHARE OF FREEHOLD

NO FORWARD CHAIN



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)

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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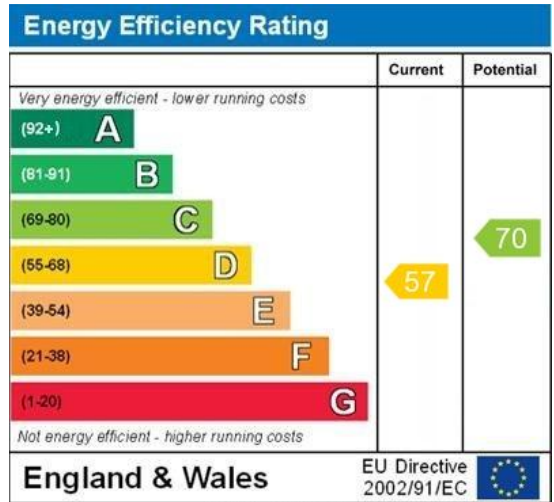


Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Share of 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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