

THOMAS BROWN

ESTATES



4 Ash Road, Orpington, BR6 6AZ

Guide Price: £600,000-£620,000

- 3 Bedroom Extended End of Terrace House
- Well Located for Chelsfield Station & Glentrammon Park
- Sought After No Through Road
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended and loft converted three double bedroom end of terrace property being offered to the market with no forward chain, situated in a sought after no through road in Green Street Green, boasting fantastic views to the rear and within easy walking distance of Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; private entrance hall, through lounge - open plan to the extended kitchen/diner with bi-fold doors to the rear garden, and WC to the ground floor. Stairs to the first floor provide access to two double bedrooms and a family bathroom. The loft has been converted and hosts a master bedroom with en-suite shower-room. Externally there is a large well kept garden to the rear with patio area perfect for entertaining and alfresco dining and the rest laid to lawn with mature trees and shrubs. Ash Road is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed window to front, double glazed window to side, underfloor heating, tiled flooring.

THROUGH LOUNGE

22' 3" x 11' 3" (6.78m x 3.43m) Feature fireplace, double glazed window to front, carpet, two radiators.

KITCHEN/DINER

18' 5" x 16' 5" (5.61m x 5m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher, tumble dryer, bi-folding doors to rear garden, double glazed access door to side, underfloor heating.



UTILITY ROOM

Plumbing for washing machine, plumbing for tumble dryer, central heating boiler, underfloor heating, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to side, underfloor heating, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, double glazed window to side, carpet.

BEDROOM 2

11' 6" x 11' 3" (3.51m x 3.43m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

11' 4" x 11' 3" (3.45m x 3.43m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, pedestal wash hand basin in vanity unit, panel enclosed bath with shower over, double glazed window to rear, part tiled walls, tiled flooring, extractor fan, heated towel rail.

STAIRS TO LOFT CONVERSION

Velux window, carpet.

BEDROOM 1

17' 0" x 11' 2" (5.18m x 3.4m) Two eave storage cupboards, two Velux windows, Juliet balcony with double glazed French doors, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed window to rear, tiled walls, tiled flooring, extractor fan, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" (21.34m) (approx.) Patio area with rest laid to lawn, mature shrubs and trees, shed, side access.

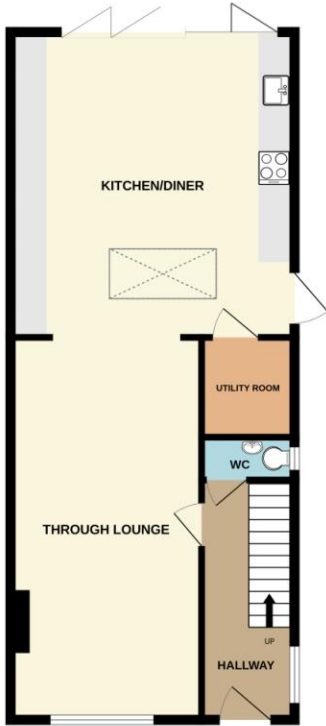
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



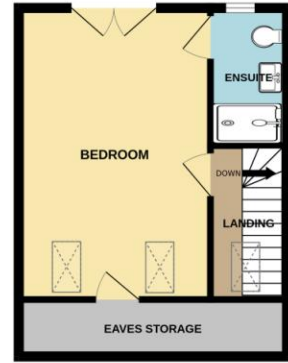
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

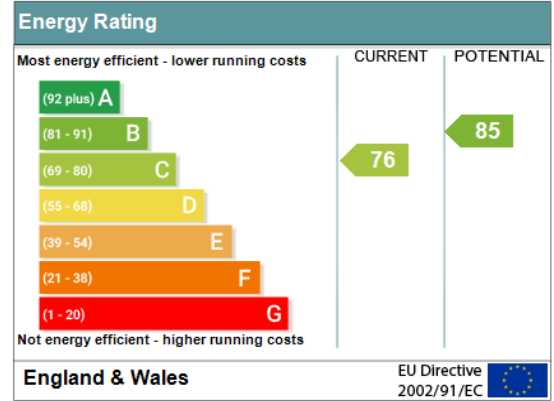


TOTAL FLOOR AREA: 1335 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Address: 4 Ash Road, ORPINGTON, BR6 6AZ
RRN: 9310-2349-2320-2327-1311



Construction: Standard

Council Tax Band: D

Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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