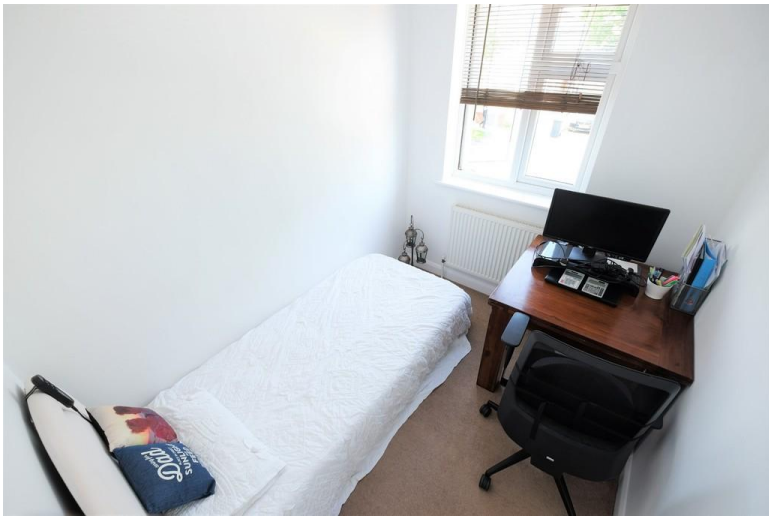
THOMAS BROWN
ESTATES

31 Walsingham Road, Orpington, BR5 3BP **Offers IEO: £400,000**

- 3 Bedroom Semi-Detached House
- Fantastic Potential to Extend (STPP)
- 85’ South Facing Rear Garden
- Sought After Location

Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom semi-detached house, situated on a sought after residential road in Orpington, boasting a sizeable rear garden and great potential to extend (STPP). The accommodation on offer comprises: entrance hall, lounge, kitchen/diner with access to the rear garden, family bathroom and a separate WC to the ground floor. To the first floor is a landing providing access to three bedrooms (two being good size doubles). Externally there is a large rear garden mainly laid to lawn and a decked area perfect for alfresco dining with a block paved driveway to the front for two vehicles. STPP there is great potential to extend across the rear and into the loft space as many have done in the locality. Walsingham Road is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL
Double glazed composite door to side, under stairs storage cupboard, carpet, radiator.

LOUNGE
12' 2" x 12' 0" (3.71m x 3.66m) Open fire place, double glazed window to front, carpet, radiator.

KITCHEN/DINER
11' 11" x 10' 2" (3.63m x 3.1m) Range of matching wall and base units with worktops over, integrated oven and gas hob with extractor over, one and a half bowl stainless steel sink and drainer, space for washing machine, space for fridge/freezer, space for table and chairs, double glazed opaque door to rear, vinyl flooring, radiator.

BATHROOM
Bath with shower over, sink, double glazed opaque window to front, part tiled walls, vinyl flooring, radiator.

SEPARATE WC
Low level WC, double glazed opaque window to rear, carpet.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to rear, loft hatch, carpet.

BEDROOM 1
12' 1" x 10' 7" (3.68m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM 2
12' 0" x 10' 3" (3.66m x 3.12m) Double glazed window to rear, carpet, radiator.

BEDROOM 3
8' 9" x 6' 11" (2.67m x 2.11m) Double glazed window to front, carpet, radiator.

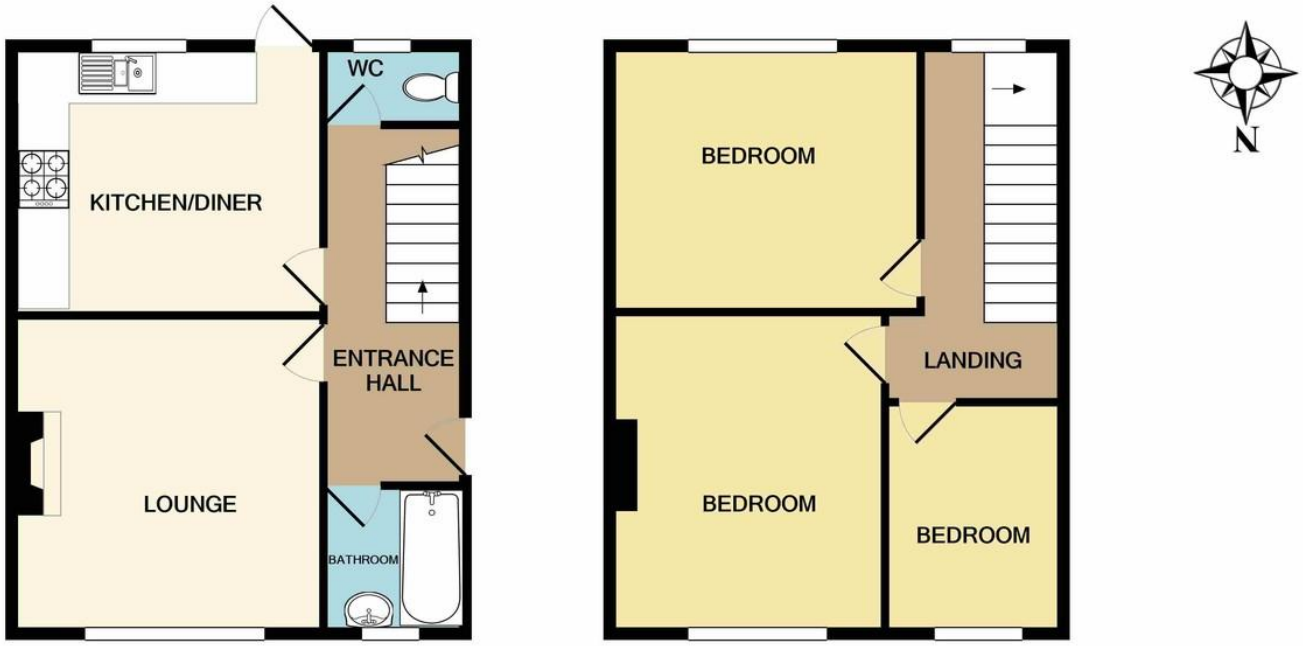
OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN
85' 0" x 27' 0" (25.91m x 8.23m) Decked area with rest laid to lawn, large shed/ storage unit, side access.

OFF STREET PARKING
Block paved drive to front with space for 2-3 vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.4 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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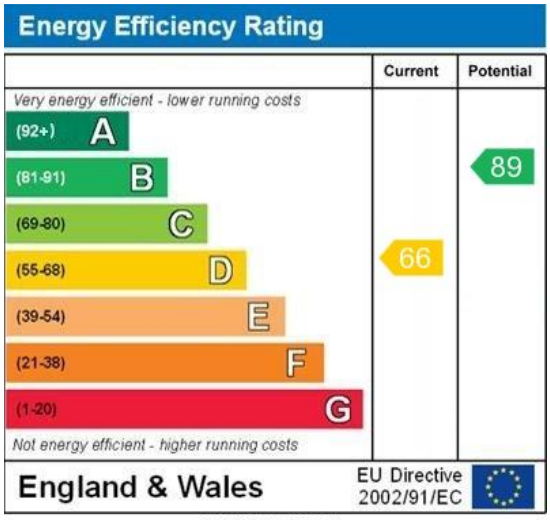
Other Information:

Council Tax Band: D

Construction: Standard

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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