

# THOMAS BROWN

ESTATES



**290 Tubbenden Lane South, Orpington, BR6 7DN** **Asking Price: £795,000**

- 4 Bedroom, 2 Reception Room Detached House
- Fantastic Potential to Extend (STPP)
- Popular Farnborough Village Location
- No Forward Chain, Built Circa 1903





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, four bedroom detached property built circa 1903, situated in the ever popular Farnborough village, that must be viewed to fully appreciate the character and village location on offer. The property is being offered to the market with no forward chain and comprises; entrance porch and large hall with stairs leading to the basement, lounge, dining room with access to the lean-to and WC, and a kitchen to the ground floor. To the first floor is a landing providing access to four bedrooms, shower room and a WC. Externally the rear garden is mainly laid to lawn with mature flower beds and a storage unit/workshop, and drive to the front for two vehicles. STPP there is fantastic potential to extend across the rear and/or into the loft space if required. Tubbenden Lane South is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and unique character that a property of its age boasts.



#### ENTRANCE PORCH

Wooden door to front, tiled flooring.

#### ENTRANCE HALL

17' 11" x 9' 11" (5.46m x 3.02m) (measured at maximum) Door to front, double glazed opaque window to side, carpet, radiator.

#### LOUNGE

16' 2" x 12' 10" (4.93m x 3.91m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

13' 2" x 13' 0" (4.01m x 3.96m) Double glazed sliding door to lean-to, double glazed opaque window to side, carpet, radiator.

#### KITCHEN

17' 2" x 9' 11" (5.23m x 3.02m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, tiled splashback, double glazed window to rear, double glazed opaque panel to side, double glazed opaque door to side, tile effect flooring, radiator.



#### LEAN-TO

13' 2" x 8' 1" (4.01m x 2.46m) Windows to rear, opaque panels to side, French doors to rear.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet runner to stairs, carpet to landing, radiator.

#### BEDROOM

16' 3" x 12' 10" (4.95m x 3.91m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM

13' 1" x 12' 0" (3.99m x 3.66m) Double glazed window to rear, carpet, radiator.



#### BEDROOM

9' 11" x 9' 5" (3.02m x 2.87m) Double glazed window to front, carpet, radiator.

#### BEDROOM

10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Wash hand basin, walk-in shower cubicle, double glazed opaque window to side, vinyl flooring, radiator.

#### SEPARATE WC

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" x 34' 0" (22.86m x 10.36m) Patio area with rest laid to lawn, mature flowerbeds and shrubs, large storage unit to rear, shed, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive for two vehicles, laid to lawn, mature hedge and flowerbeds, side access.

#### BASEMENT

18' 0" x 10' 0" (5.49m x 3.05m) Power and light.

#### DOUBLE GLAZING

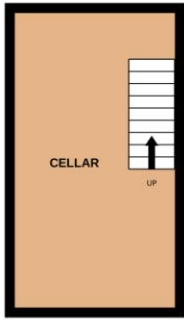
#### CENTRAL HEATING SYSTEM



BASEMENT  
179 sq. ft. (16.6 sq.m.) approx.

GROUND FLOOR  
809 sq. ft. (75.2 sq.m.) approx.

1ST FLOOR  
706 sq. ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1694 sq.ft. (157.4 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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**Construction: Standard**

**Council Tax Band: G**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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