THOMAS BROWN
ESTATES

53 Cowden Road, Orpington, BR6 0TP

Asking Price: £440,000

- 3 Bedroom Extended Mid Terrace House
- Well Located for Local Shops & Stations
- Double Glazing & Central Heating System
- South Facing Rear Garden

Property Description

Thomas Brown Estates are delighted to offer this three bedroom extended mid terrace family home, located within easy walking distance to Orpington Station, Perry Hall Primary School and Poverest Park. The accommodation on offer comprises: private entrance hallway, extended lounge that spans the rear of the property, fitted kitchen/diner and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally, there are private gardens to both the front and rear aspects of the property. Other benefits include double glazing and central heating system. Cowden Road is well located for local schools including Perry Hall School, Crofton Infant and Junior Schools, local shops, bus routes and both Orpington and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.

ENTRANCE HALL/LOBBY
Double glazed door and panel to front, vinyl flooring.

LOUNGE
23' 6" x 15' 11" (7.16m x 4.85m) (narrowing to 12' 9)
Double glazed door and double glazed window to rear garden, carpet, two radiators.

KITCHEN/DINER
15' 11" x 14' 5" (4.85m x 4.39m) (narrowing to 10' 10)
Range of matching wall and base units with worktops over, composite sink with mixer tap, integrated oven, integrated hob with extractor over, plumbing for washing machine, plumbing for slimline dishwasher, space for fridge/freezer, breakfast bar, understairs cupboard, two double glazed windows to front, part tiled walls, radiator.

CLOAKROOM
Low level WC, wash hand basin in vanity unit, double glazed window to side, part tiled walls, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING
Airing cupboard, loft access, carpet.

BEDROOM 1
13' 2" x 9' 0" (4.01m x 2.74m) (plus recess 2' 9 x 2' 5)
Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2
11' 5" x 9' 0" (3.48m x 2.74m) Double glazed window to front, carpet, radiator.

BEDROOM 3
10' 1" x 6' 8" (3.07m x 2.03m) Double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, double glazed window to front, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN
30' 0" x 16' 0" (9.14m x 4.88m) (approx.) Paved, mature flowerbeds, shed, rear access gate.

FRONT GARDEN
Paved, bin store

EXTENDED LOUNGE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.5 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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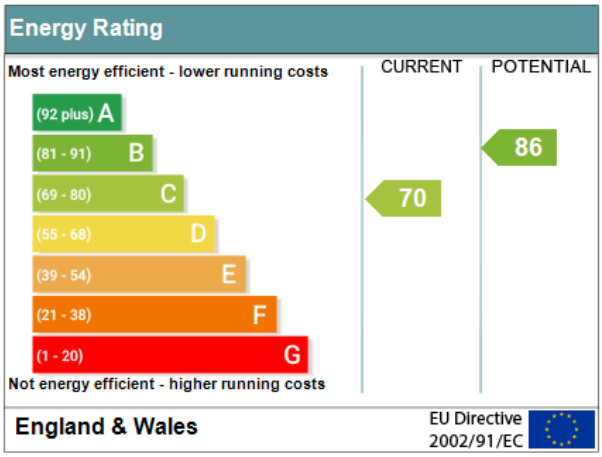
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 53 Cowden Road, ORPINGTON, BR6 0TP
RRN: 9539-6928-4000-0878-8296



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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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