THOMAS BROWN
ESTATES

77 Arundel Drive, Orpington, BR6 9JQ

Asking Price: £590,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Short Walk to Chelsfield Station & The Highway Primary School
- Extended to Rear
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property being offered to the market with no forward chain and boasting a short walk to Chelsfield Station and The Highway Primary School. The accommodation on offer comprises; entrance hall, extended lounge with direct access to the rear garden, fitted kitchen/breakfast room and a dining room to the ground floor. To the first floor there is a landing giving access to three bedrooms (including two good size doubles) and family bathroom with separate bath and shower. Externally there is a large 90' rear garden and off street parking to the front. Arundel Drive is well located for local schools including The Highway, shops, bus routes and Chelsfield Station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.

ENTRANCE HALL
Covered entrance, double glazed opaque door to front, carpet, radiator.

LOUNGE
24' 3" x 13' 4" (7.39m x 4.06m) Gas fireplace, double glazed windows and double glazed French doors to rear, carpet, two radiators.

DINING ROOM
11' 1" x 8' 4" (3.38m x 2.54m) Double glazed window to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM
18' 6" x 11' 2" (5.64m x 3.4m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to front, double glazed opaque door to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to front, carpet, radiator.

BEDROOM 1
13' 4" x 10' 5" (4.06m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM 2
12' 2" x 9' 10" (3.71m x 3m) Airing cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 3
8' 11" x 7' 11" (2.72m x 2.41m) Double glazed window to front, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to side, tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN
90' 0" (27.43m) (approx.) Numerous seating areas, mature shrubs and hedges, brick built shed, side access.

FRONT GARDEN/OFF STREET PARKING
Drive, block paved path, mature shrubs.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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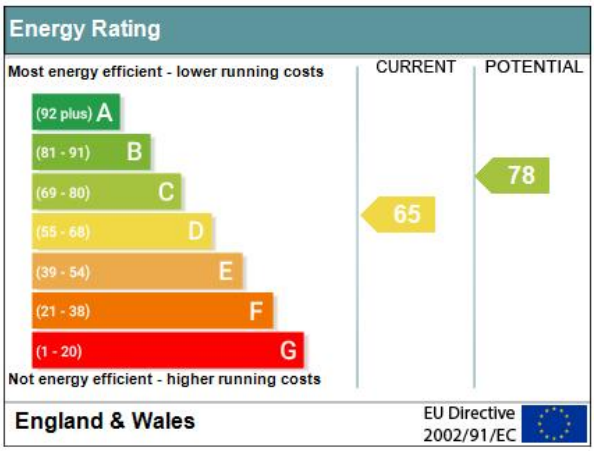
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 77 Arundel Drive, ORPINGTON, BR6 9JQ
RRN: 9867-3017-3206-9052-4204



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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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