

# THOMAS BROWN

ESTATES



**55 Blenheim Road, Orpington, BR6 9BQ**

**Asking Price: £509,500**

- 3 Bedroom Semi-Detached House
- Situated on a Quiet Residential Road
- Short Walk to the ever Sought After Goddington Park
- Garage & Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated on a quiet residential road boasting a short walk to the ever sought after Goddington Park and local shops. The accommodation on offer comprises; entrance hallway, triple aspect lounge and modern fitted kitchen/diner to the ground floor. To the first floor there is a landing giving access to three bedrooms, family bathroom and separate WC. Externally there is a well kept rear garden laid to lawn with a patio area perfect for entertaining and alfresco dining, garage to side and a block paved drive to the front for numerous vehicles. Blenheim Road is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the location, and presentation of the accommodation on offer. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed composite door to front, storage cupboard, wood flooring.

#### LOUNGE

17' 11" x 14' 0" (5.46m x 4.27m) (measured at maximum) Double glazed windows with shutters to front and side, double glazed French doors with shutters to rear, solid wood flooring, radiator.

#### KITCHEN/DINER

12' 10" x 9' 11" (3.91m x 3.02m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, storage cupboard, understairs storage cupboard, double glazed window to rear, double glazed opaque door to rear, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet to stairs, laminate flooring to landing.

#### BEDROOM 1

12' 1" x 10' 0" (3.68m x 3.05m) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

11' 1" x 10' 3" (3.38m x 3.12m) Double glazed window to front, two double glazed windows to side, laminate flooring, radiator.



#### BEDROOM 3

7' 9" x 7' 5" (2.36m x 2.26m) Built in wardrobe, double glazed windows to rear and side, laminate flooring, radiator.

#### BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, tiled walls, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

61' 0" x 36' 0" (18.59m x 10.97m) (approx.) Patio area with rest laid to lawn.

#### GARAGE

15' 9" x 8' 1" (4.8m x 2.46m) Requires refurbishment.

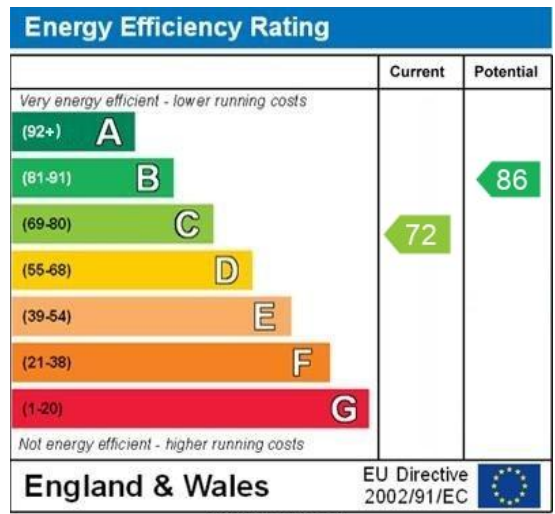
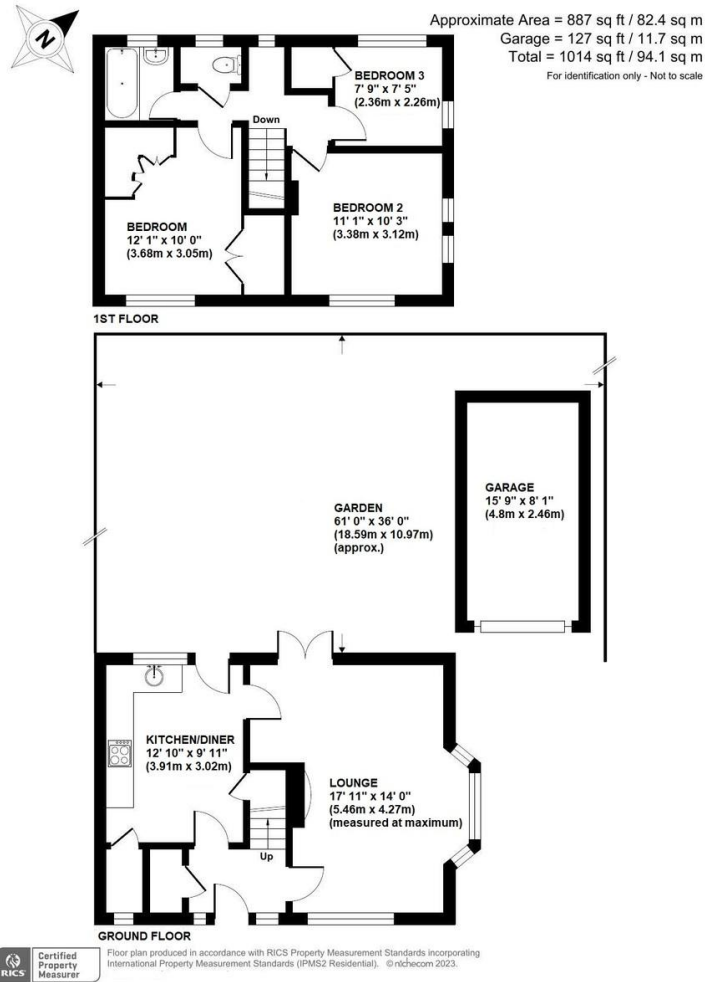
#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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