

# THOMAS BROWN

ESTATES



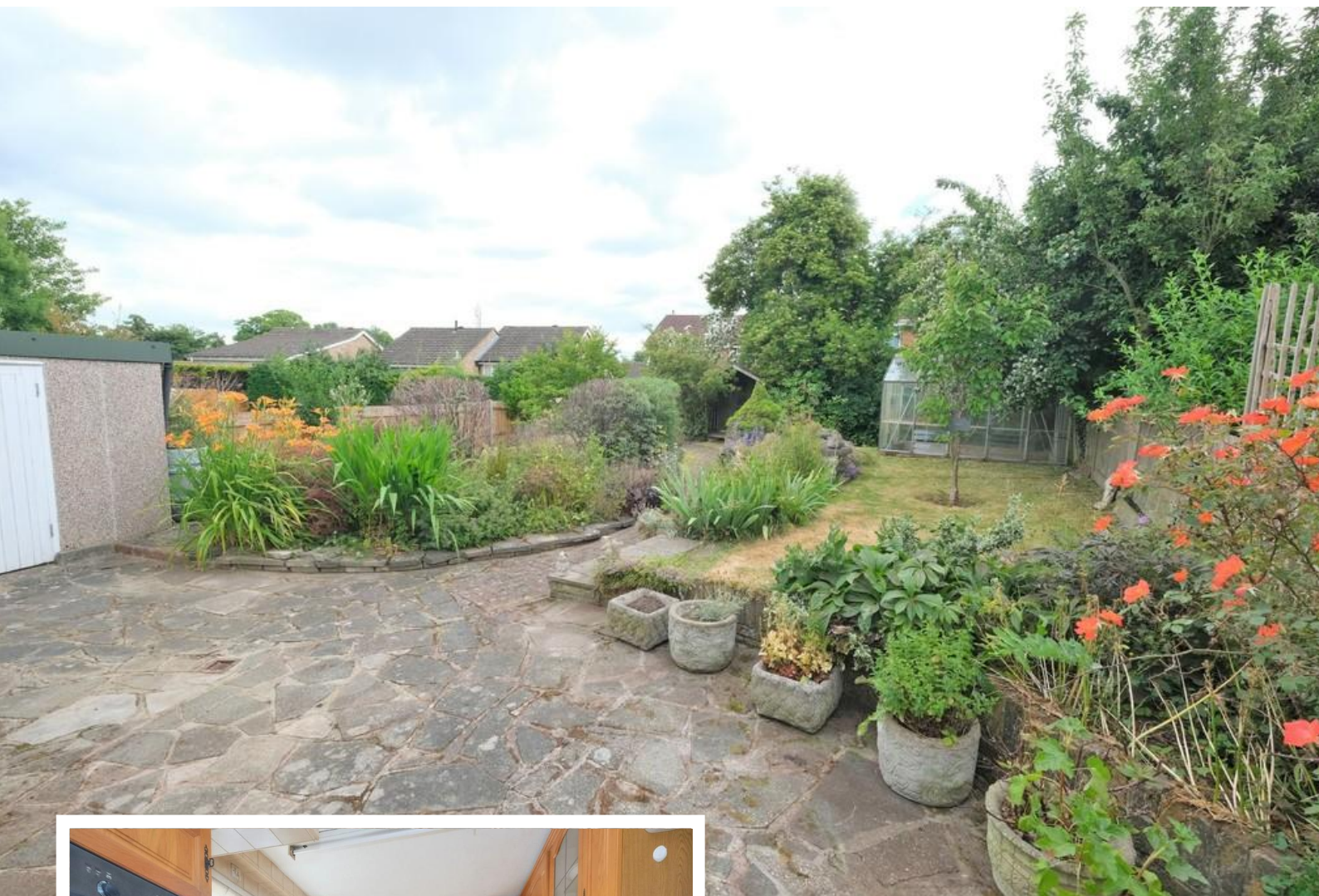
**95 Maxwell Gardens, Orpington, BR6 9QT**

**Asking Price: £535,000**

- 3/4 Bedroom Semi-Detached House
- No Forward Chain
- Walking Distance to Orpington High Street & Station
- Potential to Extend Further (STPP)







## Property Description

Thomas Brown Estates are delighted to offer this rear extended three/four bedroom semi-detached property situated within walking distance to Orpington Station, High Street and many sought after schools and is being offered to the market with no forward chain. In our opinion, the property boasts one of the largest gardens on the road and STPP potential to extend further as others have done on the road, for example into the loft space. The accommodation on offer comprises: entrance porch and hallway, lounge with double doors to the extended family/dining room with direct access to the rear garden, fitted kitchen, bedroom four/reception room and a WC to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a mature garden to the rear perfect for entertaining and alfresco dining, drive to the front and a garage to the side. Maxwell Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.







#### FRONT

Block paved driveway, access to garage.

#### ENTRANCE PORCH

Opaque double glazed door to front, opaque double glazed windows to front and sides.

#### ENTRANCE HALL

Opaque double glazed door to front, double glazed window to side, carpet, radiator.

#### LOUNGE

12' 04" x 11' 06" (3.76m x 3.51m) Double glazed window to front, carpet, radiator.

#### FAMILY/DINING ROOM

18' 02" x 9' 08" (5.54m x 2.95m) Double glazed French doors to rear, carpet, two radiators.



#### KITCHEN

9' 11" x 7' 11" (3.02m x 2.41m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated gas hob, integrated oven, space for washing machine, space for dishwasher, double glazed window to side, tile effect flooring, radiator.

#### RECEPTION ROOM/BEDROOM 4

8' 03" x 8' 03" (2.51m x 2.51m) Double glazed window to rear, carpet, radiator.

#### LOBBY

Opaque double glazed door to side, double glazed window to side, space for fridge/freezer, vinyl flooring, radiator.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.



#### BEDROOM 1

12' 05" x 8' 08" (3.78m x 2.64m) (measurement not including wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 0" x 9' 10" (3.05m x 3m) Double glazed window to rear, wash hand basin, carpet, radiator.

#### BEDROOM 3

8' 01" x 7' 11" (2.46m x 2.41m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, opaque double glazed window to rear, airing cupboard, tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" x 44' 0" (22.86m x 13.41m) (measured at maximum) Patio area with rest laid to lawn, pond, shed and greenhouse with power, mature flowerbeds.

#### GARAGE

18' 09" x 9' 06" (5.72m x 2.9m) Up and over door, door to side, windows to side, power and light.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (91.9 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. Made with Metropix ©2023

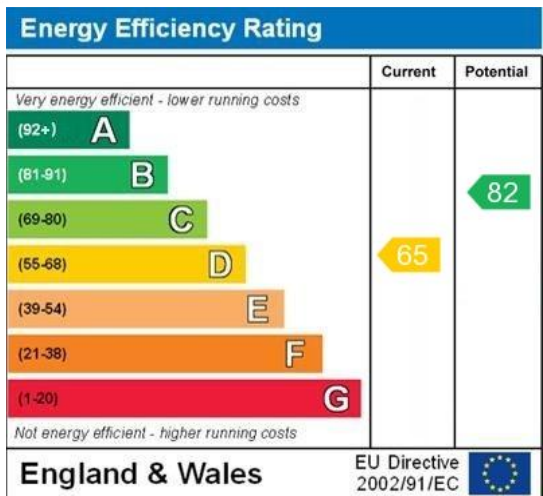


## Other Information:

**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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