

# THOMAS BROWN

ESTATES



**45 Southfleet Road, Orpington, BR6 9SN**

**Asking Price: £420,000**

- 2 Double Bedroom Mid Terrace House
- Close to Orpington Station
- 16'10 Kitchen/Diner
- Immaculately Presented







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom mid terrace property set within a sought after location in South Orpington for Orpington Station and many popular schools, boasting a kitchen/diner, garage and is situated close to a local park. The property comprises: entrance hall, lounge and kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally there is a rear garden laid to lawn with a decked area and a garage. Southfleet Road is well located for Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

#### LOUNGE

14' 10" x 13' 6" (4.52m x 4.11m) Double glazed window to front, under stairs cupboard, laminate flooring, radiator.

#### KITCHEN/DINER

16' 10" x 9' 4" (5.13m x 2.84m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated gas hob with extractor over, integrated double oven, integrated washing machine, space for fridge/freezer, space for slimline dishwasher, double glazed door to rear, double glazed window to rear, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

16' 11" x 9' 5" (5.16m x 2.87m) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 0" x 10' 4" (3.66m x 3.15m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath and shower over, opaque double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

##### FRONT

Communal green, on road parking, pathway to front door.

##### GARDEN

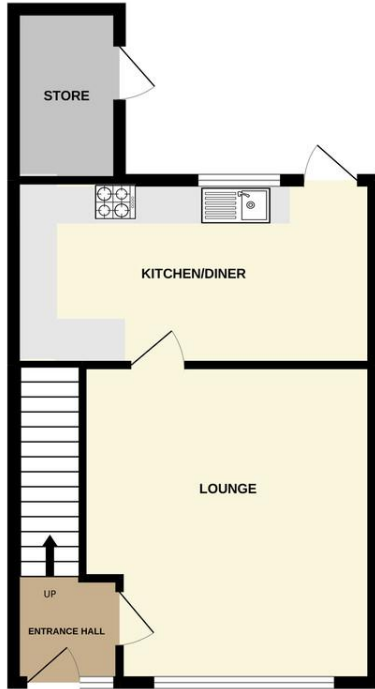
22' 0" x 18' 0" (6.71m x 5.49m) Decked area with rest laid to lawn, storage cupboard, rear access, mature shrubs.

##### DOUBLE GLAZING

##### CENTRAL HEATING SYSTEM



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

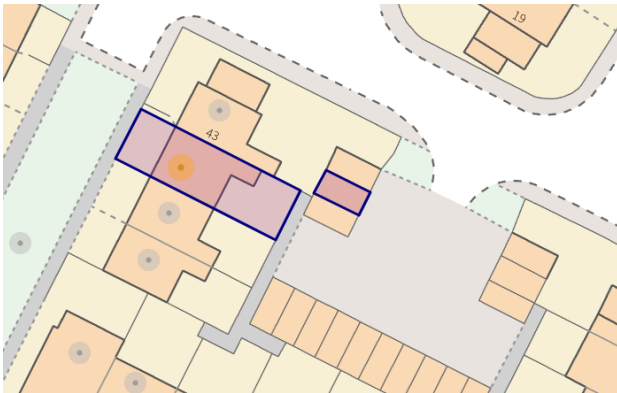


1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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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**Construction: Standard**

**Council Tax Band: D**

**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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