

THOMAS BROWN

ESTATES



48 Darrick Wood Road, Orpington, BR6 8AW **Asking Price: £700,000**

- 4 Bedroom Semi-Detached Chalet Property
- Darrick Wood School Catchment
- Potential to Extend to Rear (STPP)
- Highly Sought After Residential Road





Property Description

Thomas Brown Estates are delighted to offer this four bedroom, two bathroom semi-detached chalet property located on a highly sought after residential road in Orpington and within the catchment of Darrick Wood School and walking distance to Orpington Station. STPP the property has fantastic scope to extend across the rear as many have done in the location. The accommodation on offer comprises; entrance porch and hall, lounge, dining room with direct access to the rear garden, kitchen/breakfast room, bedroom four and a WC to the ground floor. To the first floor are three bedrooms, master with en-suite shower room/utility, and a family bathroom. Externally, there is a secluded mature garden to the rear aspect of the property and a garage to the rear/side. Please note the property does require modernisation and this has been reflected in the asking price. Darrick Wood Road is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location on offer.



ENTRANCE PORCH

Double glazed French doors to side, tiled flooring.

ENTRANCE HALL

Door to side, under stairs storage, solid oak flooring, radiator.

LOUNGE

16' 5" x 11' 7" (5m x 3.53m) Double glazed window to front and side, carpet, radiator.

DINING ROOM

14' 3" x 11' 8" (4.34m x 3.56m) French doors to rear, carpet, radiator.

KITCHEN

11' 3" x 8' 2" (3.43m x 2.49m) Range of matching wall and base units with worktops over, double sink, space for cooker, space for under counter fridge, space for under counter freezer, space for dishwasher, space for table and chairs, double glazed window to rear, double glazed door to side, solid oak flooring, radiator.



BEDROOM 4

12' 3" x 8' 2" (3.73m x 2.49m) (measured at maximum) Double glazed window to front, carpet, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, solid wood flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 11" x 11' 9" (4.55m x 3.58m) Fitted wardrobes, double glazed bay window to front, carpet, two radiators.

UTILITY ROOM/EN-SUITE

Space for washing machine, space for tumble dryer, wash hand basin, shower cubicle, double glazed opaque window to front and side, vinyl flooring, radiator.



BEDROOM 2

13' 11" x 13' 0" (4.24m x 3.96m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

13' 7" x 6' 11" (4.14m x 2.11m) Double glazed opaque window to side and rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn, mature shrubs.

GARDEN

75' 0" x 30' 0" (22.86m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds, side access.

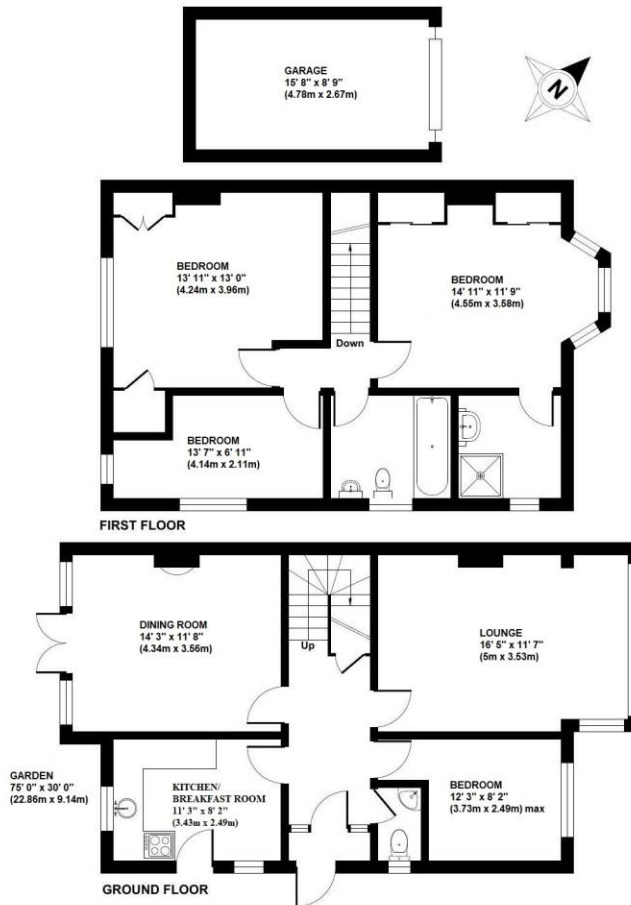
GARAGE

15' 8" x 8' 9" (4.78m x 2.67m) Roller blind style door to front, door to side.

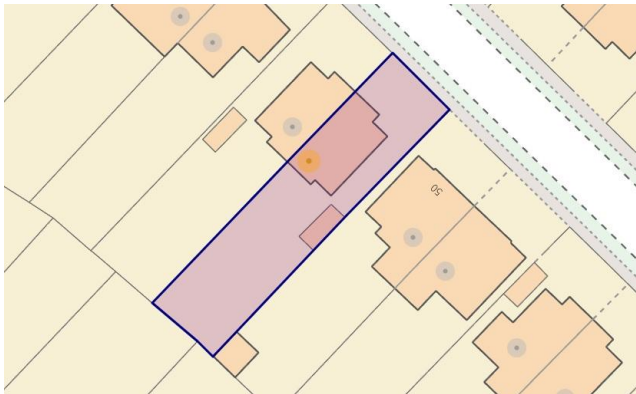
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





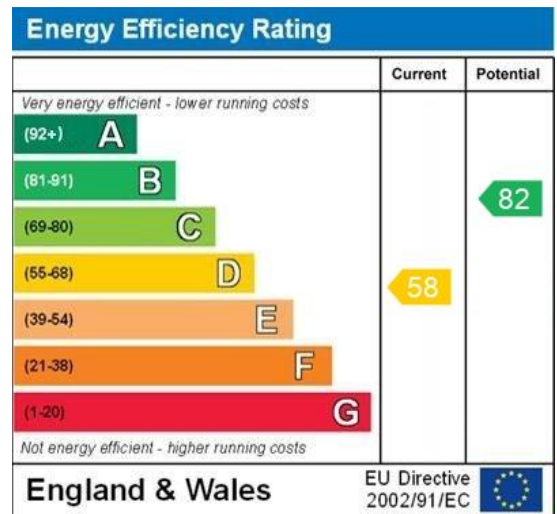
This plan is for illustrative purposes only.



Construction: Standard

Council Tax Band: F

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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