

THOMAS BROWN

ESTATES



3 Southcroft Road, Orpington, BR6 9QG

Asking Price: £650,000

- 4 Bedroom, 3 Reception Room Semi-Detached House
- Double Storey Side Extended, 100' Rear Garden
- Sought After Location
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this double storey side extended, four bedroom three reception room semi-detached family home boasting an impressive corner plot and 100' rear garden, located in a highly popular residential road in South Orpington, located in close proximity to Orpington Station and many sought after local schools. The property is being offered to the market with no forward chain. Ideal for the London bound commuter, the accommodation on offer comprises: entrance porch, entrance hallway, lounge, dining room, kitchen/breakfast room and a family room to the ground floor. To the first floor there is a landing giving access to four bedrooms, shower room and a WC. Externally there are fantastic mature front and rear gardens, detached garage to the side and off street parking is provided to the front. Please note the property does require modernisation and this has been reflected in the asking price. Southcroft Road is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, plot and floor space on offer.



ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

ENTRANCE HALL

Door to front, understairs storage, carpet, radiator.

LOUNGE

13' 11" x 11' 10" (4.24m x 3.61m) Double glazed window to front, carpet, radiator.

DINING ROOM

12' 11" x 10' 3" (3.94m x 3.12m) Double glazed sliding door to rear, carpet, radiator.

FAMILY ROOM

16' 6" x 12' 9" (5.03m x 3.89m) (measured at maximum) Double glazed window to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

21' 3" x 9' 10" (6.48m x 3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob, integrated microwave, space for fridge/freezer, space for washing machine, space for dishwasher, two double glazed windows to rear, double glazed opaque door to rear, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 0" x 10' 5" (4.27m x 3.18m) Fitted wardrobes and bedroom furniture, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 11" x 10' 2" (3.94m x 3.1m) Fitted wardrobes and bedroom furniture, double glazed window to rear, carpet, radiator.

BEDROOM 3

16' 9" x 12' 8" (5.11m x 3.86m) (measured at maximum) (L-shaped) Fitted wardrobes, double glazed window to front and rear, carpet, radiator.

BEDROOM 4

8' 8" x 7' 7" (2.64m x 2.31m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Wash hand basin, walk-in shower, airing cupboard, double glazed opaque window to rear, part tiled walls, vinyl flooring, heated towel rail.

SEPARATE WC

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

OTHER BENEFITS INCLUDE:

FRONT GARDEN/OFF STREET PARKING

Driveway, laid to lawn, mature flowerbeds, large corner plot frontage.

GARDEN

100' 0" (30.48m) (approx.) Patio area with rest laid to lawn, mature shrubs and flowerbeds.

DETACHED GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Up and over door to front, door to side.

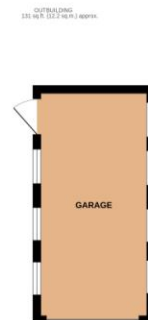
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

ALARM SYSTEM





TOTAL FLOOR AREA: 1571 sq.ft. (146.0 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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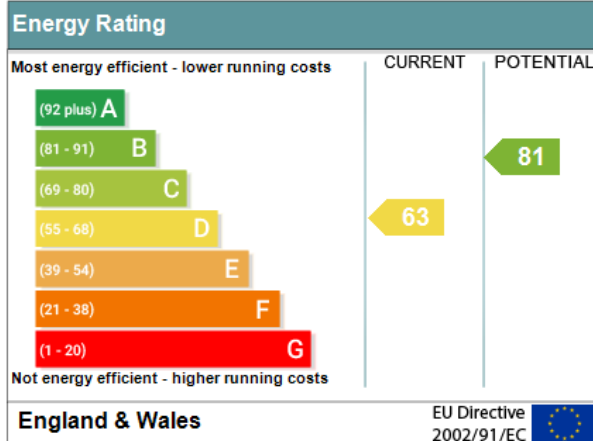
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 3 Southcroft Road, ORPINGTON, BR6 9QG
RRN: 6237-5128-7200-0988-9202



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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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