

# THOMAS BROWN

ESTATES



**122 Stapleton Road, Orpington, BR6 9TR**

**Asking Price: £550,000**

- 3 Bedroom Extended Link Detached House
- 17'9 Lounge & Extended 19'11 Dining Room
- Well Located for Local Schools & Orpington Station
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom link detached property, being offered to the market with no forward chain, located in a popular residential road in the ever sought after South Orpington, boasting close proximity to many local schools including Warren Road Primary School and Orpington Station. The accommodation comprises; entrance hallway, 17'9 lounge, extended 19'11 dining room with direct access to the rear garden, kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a well maintained rear garden perfect for entertaining, drive to the front for two vehicles and a garage to the side. Please note STPP the property could be extended to the rear and/or the garage be converted as many have done in the local area. Stapleton Road is well located for Orpington High Street and Station, Orpington Hospital, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing.



#### ENTRANCE HALL

Door to front, vinyl flooring.

#### LOUNGE

17' 9" x 12' 5" (5.41m x 3.78m) Double glazed window to front, carpet.

#### DINING ROOM

19' 11" x 11' 3" (6.07m x 3.43m) Double glazed window and double glazed door to rear, carpet.

#### KITCHEN

11' 9" x 7' 9" (3.58m x 2.36m) Range of matching wall and base units with solid wood worktops over, sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, space for dishwasher, understairs storage cupboard, double glazed window to rear, vinyl flooring.



#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Carpet

#### BEDROOM 1

12' 6" x 10' 10" (3.81m x 3.3m) Shower cubicle, double glazed window to front, carpet.

#### BEDROOM 2

10' 9" x 8' 6" (3.28m x 2.59m) Wash hand basin, double glazed window to rear, carpet.

#### BEDROOM 3

9' 7" x 6' 7" (2.92m x 2.01m) Double glazed window to front, carpet.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

35' 0" x 26' 0" (10.67m x 7.92m) Patio area with rest laid to lawn, mature shrubs, greenhouse.



#### FRONT GARDEN/OFF STREET PARKING

Driveway for two vehicles, laid to lawn, bin cupboard, covered entrance.

#### GARAGE

16' 10" x 8' 2" (5.13m x 2.49m) Up and over door, power and light.

#### DOUBLE GLAZING

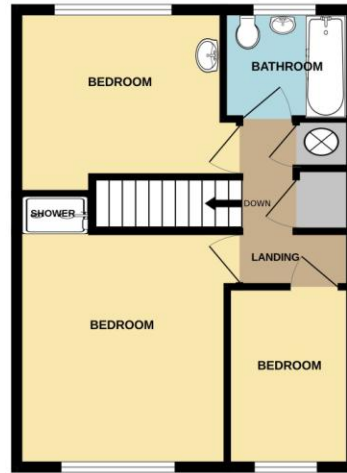
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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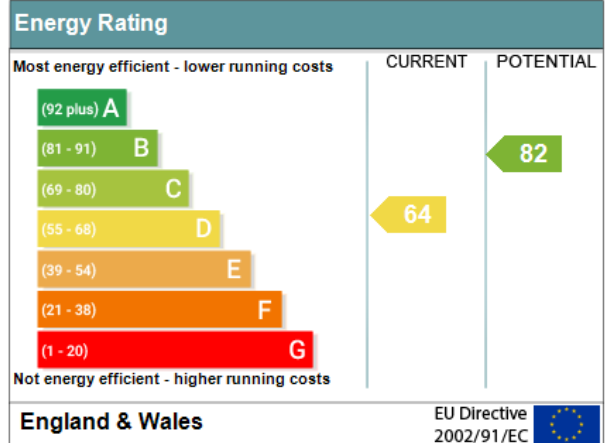
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 122 Stapleton Road, ORPINGTON, BR6 9TR  
RRN: 9298-3030-0201-3077-0200



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