

THOMAS BROWN

ESTATES



35 Elm Grove, Orpington, BR6 0AA

Asking Price: £620,000

- 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Station
- Sought After Knoll Area
- Rear Extended, No forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached property situated on a prime road in the ever sought after 'Knoll' location in Orpington with the added benefit of being offered with no forward chain. Ideal for the London bound commuter with Orpington Station and High Street a few minutes walk away the accommodation on offer comprises; entrance porch and hallway, lounge, dining room that is open plan to the conservatory and fitted kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a separate WC. Externally there is a 80' rear garden mainly laid to lawn, garage to the side and a driveway to the front. Please note the property does require full modernisation throughout and this has been reflected in the asking price. STPP there is potential to extend further across the rear, to the side (in place of the garage) and/or into the loft space as many have done in the local area. Elm Grove is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location on offer.



ENTRANCE PORCH

Door to front, window to front and side.

ENTRANCE HALL

Door to front, opaque window to front and side, under stairs storage, carpet, radiator.

LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m) Fire place, double glazed window to front, carpet, radiator.

KITCHEN

15' 6" x 7' 4" (4.72m x 2.24m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for under counter fridge, space for washing machine, double glazed window to side, double glazed window to rear, double glazed door to side, carpet.



DINING ROOM

13' 10" x 11' 1" (4.22m x 3.38m) (open plan to conservatory) Carpet, radiator.

CONSERVATORY

12' 0" x 9' 5" (3.66m x 2.87m) Brick base, double glazed windows to rear and side, double glazed door to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

14' 0" x 10' 10" (4.27m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 5" x 11' 3" (3.78m x 3.43m) (measured at maximum) Fitted wardrobes, double glazed bay window to front, carpet, radiator.



BEDROOM 3

9' 1" x 7' 11" (2.77m x 2.41m) Double glazed window to rear, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to front, tiled walls, carpet, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) (approx.) Patio area with rest laid to lawn, mature shrubs, side access.



GARAGE

Front half 8' 3" x 7' 7" (2.51m x 2.31m): Up and over door, window to side, door to side, power and light.

Rear half 7' 8" x 7' 5" (2.34m x 2.26m): Door to side, window to rear, power and light.

OFF STREET PARKING

Drive, laid to lawn, mature flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

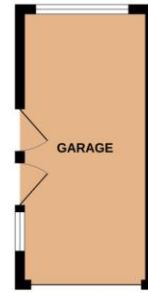
GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



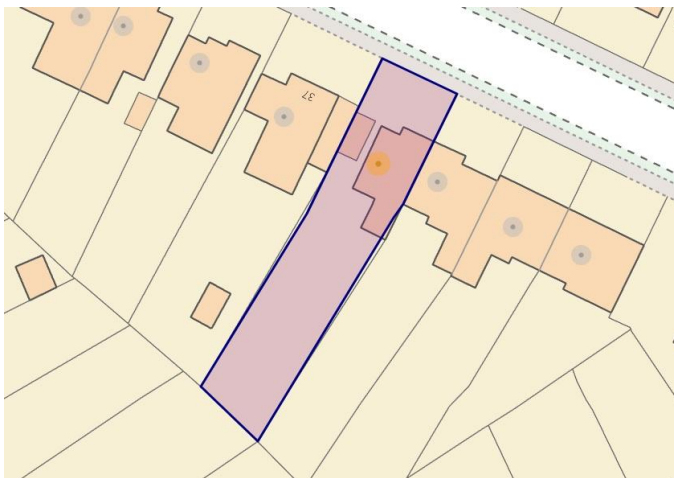
1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



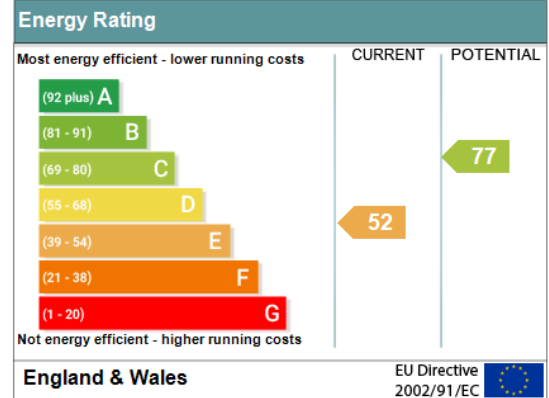
GARDEN FLOOR
139 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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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Address: 35 Elm Grove, ORPINGTON, BR6 0AA
RRN: 0350-2073-9390-2894-7341



Construction: Standard
Council Tax Band: E
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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