

THOMAS BROWN

ESTATES



18a The Drive, Orpington, BR6 9AP

Asking Price: £365,000

- 2 Bedroom Ground Floor Maisonette
- Well Located for Orpington High Street & Station
- Detached Garage & Off Street Parking
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, well presented two bedroom ground floor maisonette situated in a prime location in South Orpington, boasting parking for two vehicles, detached garage and a communal garden. The property is within a five minute walk to Orpington Station and moments from Orpington High Street, a location rarely found for a property of this type. Added benefits are the property is Share of Freehold, no service charges and is offered with no forward chain. The accommodation comprises; communal entrance hall, private entrance hall, two bedrooms, lounge/dining room with direct access to the communal garden, modern fitted kitchen and a shower room. Externally the property has a good size communal garden to the rear which is mainly laid to lawn, off street parking to the front and a garage to the side. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



COMMUNAL ENTRANCE

ENTRANCE HALL

Door to side, carpet, radiator.

LOUNGE/DINER

13' 10" x 11' 3" (4.22m x 3.43m) Double glazed window and double glazed French doors to rear, carpet, three radiators.

KITCHEN

11' 7" x 5' 8" (3.53m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, integrated microwave, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side, tiled walls, tiled flooring.



BEDROOM 1

15' 0" x 11' 3" (4.57m x 3.43m) Double glazed window to front, carpet, radiator.

BEDROOM 2

10' 10" x 7' 11" (3.3m x 2.41m) Double glazed window to front, wood flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

COMMUNAL GARDENS

Patio area with rest laid to lawn, side access.

DETACHED GARAGE

14' 1" x 10' 4" (4.29m x 3.15m) Electric up and over door, door to side.

OFF STREET PARKING

Shared drive with space for 2 vehicles.

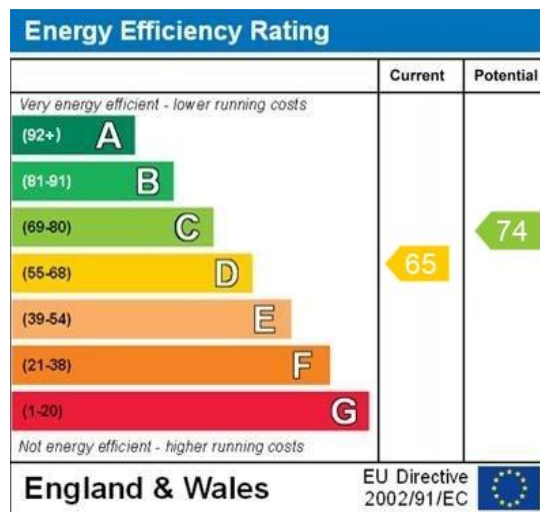
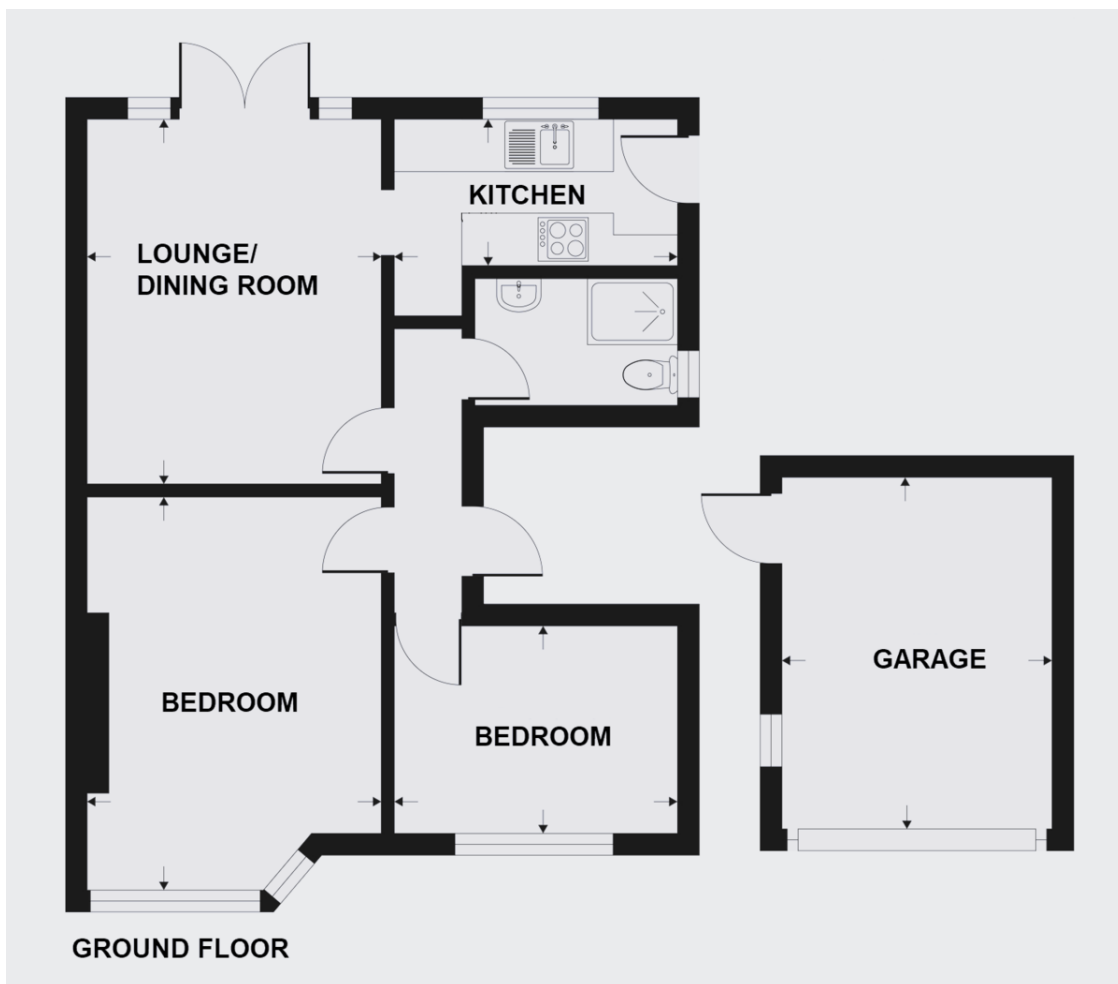
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

SHARE OF FREEHOLD

989 years remaining, no maintenance charges.



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Construction: Standard

Council Tax Band: C

Tenure: Share of Freehold – 989 years remaining

Maintenance Charges: None (as advised by vendor)

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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