

THOMAS BROWN

ESTATES



8 Rye Field, Orpington, BR5 4PA

Asking Price: £350,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & Schools
- Popular Position in Orpington
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace family home located within a popular position in Orpington, being offered to the market with no forward chain. The accommodation comprises; entrance hall, dual aspect lounge/dining room, fitted kitchen and utility room/potential breakfast room to the ground floor. To the first floor there is a landing giving access to three bedrooms and family bathroom. Externally there is a good sized rear garden and ample on road parking. Please note the property requires modernisation throughout and does not have gas central heating. Rye Field is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Door to front, electric storage heater, carpet.

LOUNGE/DINER

22' 1" x 11' 11" (6.73m x 3.63m) Window and secondary glazing to front, double glazed sliding door to rear, laminate flooring.

KITCHEN

13' 2" x 7' 6" (4.01m x 2.29m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed opaque wooden door to rear, tiled flooring.



POTENTIAL UTILITY AREA/BREAKFAST ROOM

8' 10" x 5' 10" (2.69m x 1.78m) Double glazed opaque wooden door to front, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, exposed floorboards.

BEDROOM 1

12' 3" x 10' 6" (3.73m x 3.2m) Double glazed window to front, exposed floorboards, electric storage heater.

BEDROOM 2

11' 11" x 9' 6" (3.63m x 2.9m) Double glazed window to rear, exposed floorboards, electric storage heater.

BEDROOM 3

11' 10" x 6' 1" (3.61m x 1.85m) Double glazed window to front, exposed floorboards.



BATHROOM

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

OTHER BENEFITS INCLUDE:

REAR GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT GARDEN

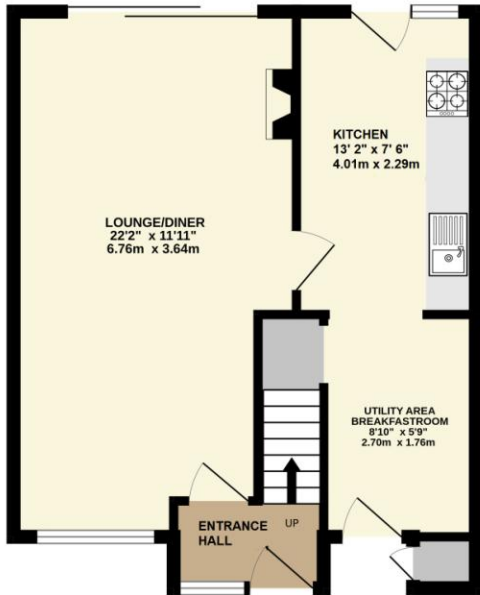
Patio, flowerbeds, on road parking.

DOUBLE GLAZING

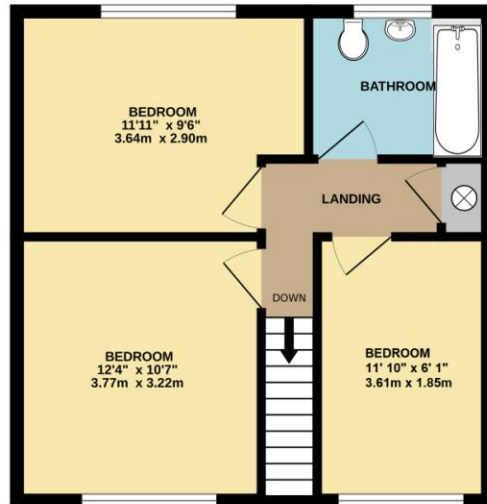
NO FORWARD CHAIN



GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



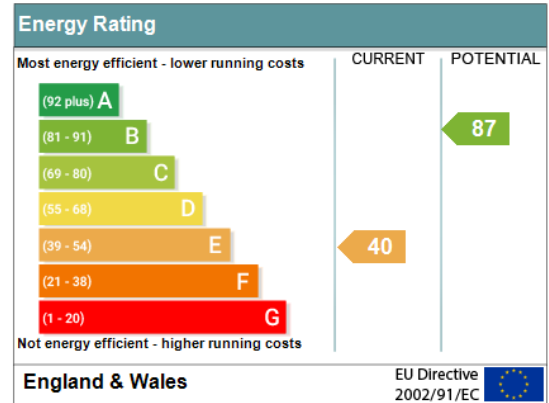
TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

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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Construction: Standard
Council Tax Band: D
Tenure: Freehold

Address: 8 Rye Field, ORPINGTON, BR5 4PA
RRN: 0340-2587-0370-2894-7541



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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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