

# THOMAS BROWN

ESTATES



**12 Stapleton Road, Orpington, BR6 9TN**

**Offers IEO: £475,000**

- Extended 3 Bedroom End of Terrace Property
- Well Located for Orpington High Street & Station
- Close Proximity to many Local Schools
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom end of terrace property 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 porch and hallway, lounge, fitted kitchen, conservatory and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a shower room. Externally there is a low maintenance rear garden, garage and a drive for two vehicles. 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 PORCH

Double glazed door, storage cupboard, vinyl flooring.

#### ENTRANCE HALL

Double glazed door, storage cupboard, laminate flooring, radiator.

#### LOUNGE

15' 7" x 15' 6" (4.75m x 4.72m) Two double glazed windows, carpet, two radiators, air conditioning unit.

#### KITCHEN

15' 7" x 7' 4" (4.75m x 2.24m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashback, two double glazed windows, double glazed door to conservatory, wood flooring, radiator.



#### CONSERVATORY

9' 6" x 7' 1" (2.9m x 2.16m) Brick base, double glazed windows, double glazed door to garden, laminate flooring, air conditioning unit.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window, wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

#### BEDROOM 1

14' 3" x 8' 8" (4.34m x 2.64m) Fitted wardrobes, double glazed window, carpet, radiator, air conditioning unit.

#### BEDROOM 2

12' 5" x 8' 6" (3.78m x 2.59m) Fitted wardrobes, double glazed window, carpet, radiator, air conditioning unit.

#### BEDROOM 3

8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window, tiled walls, wood effect flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

Low maintenance.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs.

#### GARAGE

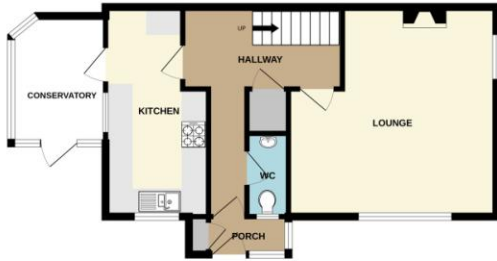
Door to side, double glazed window to side.

#### DOUBLE GLAZING

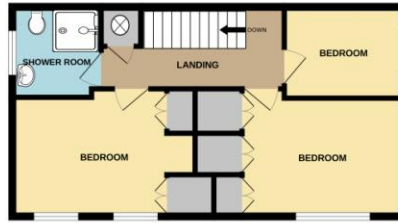
#### CENTRAL HEATING SYSTEM



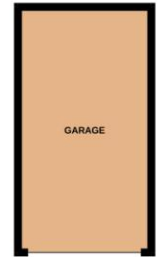
GROUND FLOOR  
386 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.1 sq.m.) approx.



GARDEN FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



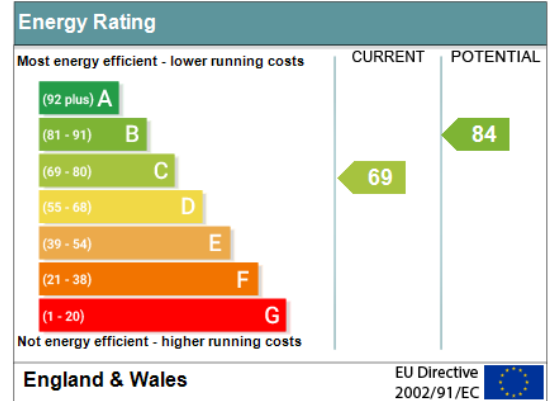
TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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: 12 Stapleton Road, ORPINGTON, BR6 9TN  
RRN: 0380-2014-7390-2124-7401



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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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