

THOMAS BROWN

ESTATES



23 Malvern Road, Orpington, BR6 9HA

Asking Price: £550,000

- 3 Bedroom Extended Semi-Detached Bungalow
- Close Proximity to Many Sought After Schools
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain, Quiet Residential Road





Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom semi-detached bungalow being offered to the market with no forward chain and fantastic potential to extend further (STPP), located on a quiet, tree lined residential road in South Orpington. The property is situated within easy walking distance to Chelsfield Station and within close proximity to many sought after schools such as St. Olaves Secondary School and The Highway Primary School. The accommodation on offer comprises: entrance hallway, lounge leading to the conservatory with direct access to the rear garden, fitted kitchen/breakfast room, three bedrooms and a bathroom with separate bath and shower cubicle. Externally there is a rear garden of approx. 95' mainly laid to lawn and a driveway to the front for numerous vehicles. STPP the property could be extended further across the rear and/or into the loft as many have done in the local area. Malvern Road is well located for local schools, shops, bus routes, Orpington High Street and local shops, and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Composite door to front, storage cupboard, carpet, radiator.

LOUNGE

13' 10" x 12' 4" (4.22m x 3.76m) Double glazed sliding door to conservatory, carpet, radiator.

CONSERVATORY

10' 10" x 9' 7" (3.3m x 2.92m) Double glazed windows and double glazed door to rear, carpet.

KITCHEN/BREAKFAST ROOM

10' 9" x 9' 4" (3.28m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for dishwasher, tiled splashback, space for table and chairs, double glazed window to side, tiled flooring.



UTILITY ROOM

10' 3" x 9' 3" (3.12m x 2.82m) (L-shaped) Range of matching wall and base units with worktops over, space for washing machine, space for tumble dryer, space for fridge/freezer, double glazed window to side, double glazed door to rear, tiled flooring.

WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window to rear, tiled flooring, radiator.

BEDROOM 1

13' 1" x 9' 10" (3.99m x 3m) Fitted wardrobes, double glazed window to front, carpet, radiator.



BEDROOM 2

12' 1" x 9' 2" (3.68m x 2.79m) Double glazed window to front, carpet, radiator.

BEDROOM 3

9' 4" x 6' 3" (2.84m x 1.91m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attached, shower cubicle, double glazed opaque window to side, part tiled walls, wood effect flooring, heated towel rail.



OTHER BENEFITS I INCLUDE:

GARDEN

95' 0" x 32' 0" (28.96m x 9.75m) Patio area with rest laid to lawn, mature hedges and flowerbeds.

OFF STREET PARKING

Drive for multiple vehicles, mature hedges, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

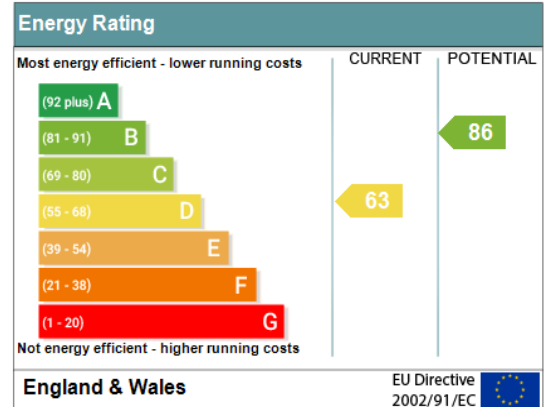


TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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: 23 Malvern Road, ORPINGTON, BR6 9HA
RRN: 2400-8821-0022-6393-3243



Construction: Standard

Council Tax Band: D

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

