

THOMAS BROWN

ESTATES

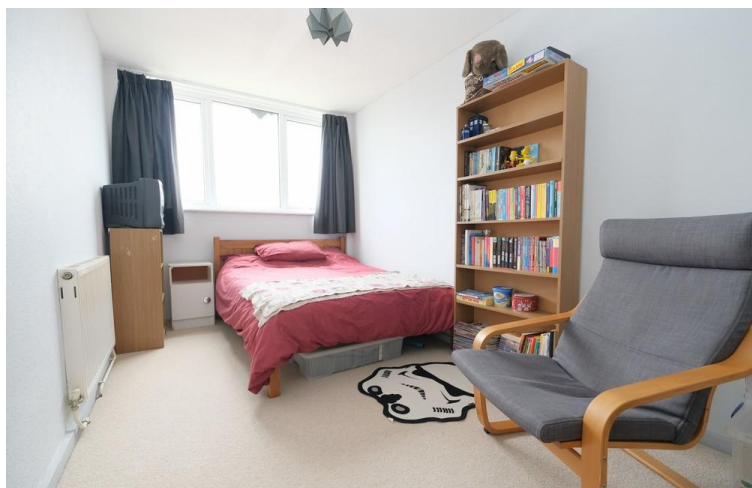


70a Edgewood Drive, Orpington, BR6 6LH

Asking Price: £340,000

- 3 Double Bedroom, Split Level Maisonette
- Well Located for Chelsfield Station
- Share of Freehold - 973 Years Remaining
- Deceptively Spacious (approx. 966sqft)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (approx. 966sqft), three double bedroom split level maisonette boasting a communal garden, garage en-bloc, fantastic views over local playing fields and walking distance to Chelsfield Station. The property is situated at the end of a quiet close and is share of freehold with 973 years remaining. The property comprises: communal stairway, private entrance hallway, spacious lounge/diner and fitted kitchen with stairs to three double bedrooms and family bathroom. Externally there is a well kept communal garden, garage en-bloc and ample on road parking. The property is very well located for many sought after schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Other benefits include central heating system and double glazing. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floorspace on offer.



PRIVATE ENTRANCE HALL

Double glazed door to front, double glazed opaque panel to front, tiled flooring, radiator.

KITCHEN

10' 05" x 6' 02" (3.18m x 1.88m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hobs, integrated fridge/freezer, integrated dishwasher, space for washing machine, tiled splashbacks, double glazed window to front, vinyl flooring.

LOUNGE/DINER

21' 01" x 12' 04" (6.43m x 3.76m) (measured at maximum) Understairs storage, double glazed window to rear, carpet, radiator.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM 1

12' 04" x 11' 09" (3.76m x 3.58m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 05" x 10' 0" (3.78m x 3.05m) Double glazed window to front, carpet, radiator.

BEDROOM 3

16' 08" x 7' 07" (5.08m x 2.31m) (measured at maximum) Built in wardrobe, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT

Ample on road parking, communal staircase.

GARAGE EN-BLOC

COMMUNAL GARDEN

DOUBLE GLAZING

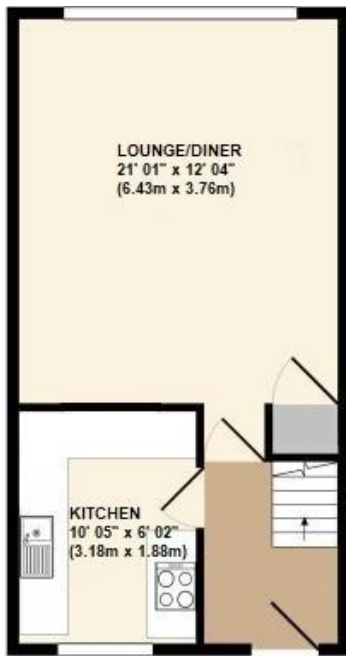
CENTRAL HEATING SYSTEM

VIEWS OVER GLENTRAMMON PARK

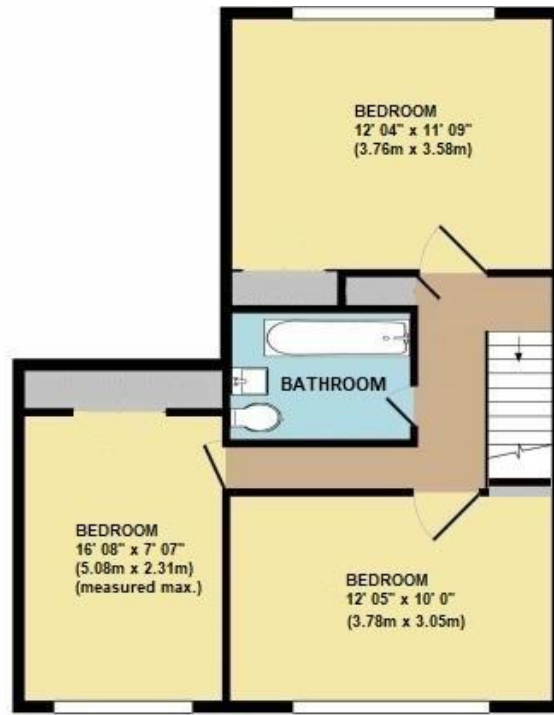
SHARE OF FREEHOLD

973 years remaining.





2nd Floor



3rd Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Construction: Standard

Council Tax Band: C

Tenure: Share of Freehold – 973 years remaining

Maintenance charges: £80 PM (£960 PA) - 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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

THOMAS BROWN
ESTATES