

THOMAS BROWN

ESTATES



29 Broughton Road, Orpington, BR6 8EG

Asking Price: £665,000

- 3 Bedroom Semi-Detached House, Highly Sought After Location
- Darrick Wood School Catchment
- Fantastic Potential to Extend to Side, Rear & into Loft (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this end of chain and rare to the market, three bedroom semi-detached property with fantastic potential to extend to the side (STPP), set within a highly sought after residential road in Orpington and within the catchment of Darrick Wood School. The accommodation on offer comprises; entrance hall, dual aspect lounge/dining room with direct access to the rear garden, fitted kitchen and a lean to, to the ground floor. To the first floor are three bedrooms, family bathroom and a WC. Externally, there is an attractive mature garden to the rear and side aspect of the property with parking and garage to the side. STPP the property has fantastic scope to extend across the rear, to the side and/or into the loft space if required as many have done in the location. Broughton Road is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque window to side, under stairs cupboard, wood effect flooring, radiator.

LOUNGE

14' 0" x 11' 8" (4.27m x 3.56m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window and double glazed French doors to rear, carpet, radiator.

KITCHEN

8' 11" x 8' 1" (2.72m x 2.46m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, door to side, vinyl flooring, radiator.



LEAN-TO

8' 1" x 5' 4" (2.46m x 1.63m) Double glazed door to rear, double glazed window to side.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

14' 7" x 11' 9" (4.44m x 3.58m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 0" x 6' 9" (2.44m x 2.06m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower attachment, airing cupboard, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

OTHER BENEFITS INCLUDE:

FRONT GARDEN

Laid to lawn, mature flowerbeds, path to front door.

GARDEN

54' 0" x 35' 0" (16.46m x 10.67m) To rear: Patio area with rest laid to lawn, mature flowerbeds.

To side 44' 0" x 32' 0" (13.41m x 9.75m): Laid to lawn, side access.

GARAGE

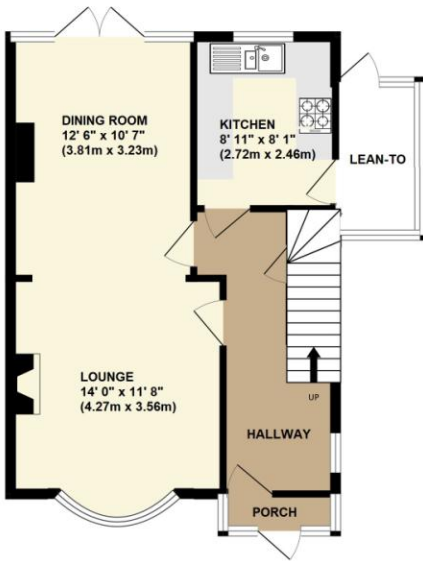
17' 1" x 8' 0" (5.21m x 2.44m) Drive in front behind gates, up and over door to front, door and window to rear, window to side.

DOUBLE GLAZING

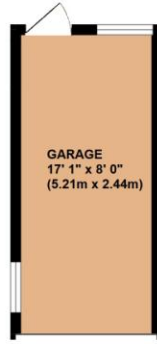
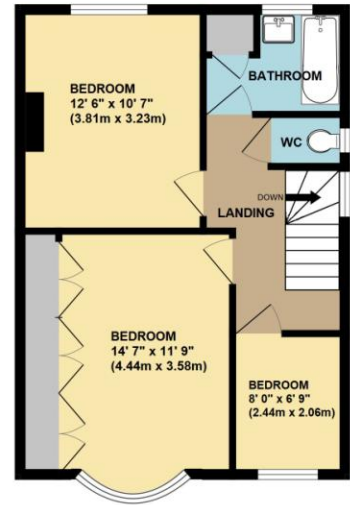
CENTRAL HEATING SYSTEM



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

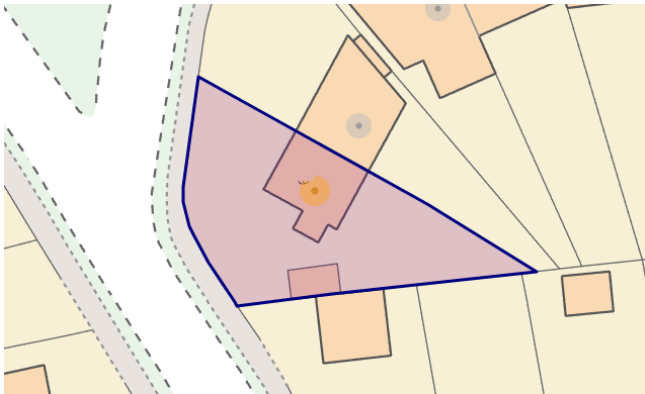


1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.

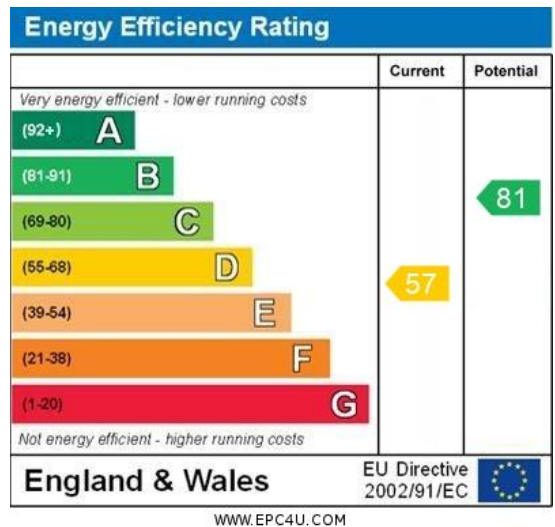


TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.

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: E
Tenure: Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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