

# THOMAS BROWN

ESTATES



**127 Worlds End Lane, Orpington, BR6 6AW** **Asking Price: £680,000**

- 3 Bedroom, 2 Bathroom Detached Property
- Boasting Fantastic Views to the Rear/Side
- Situated in the Ever Popular Green Street Green
- 2 Reception Rooms, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom two bathroom detached property, situated in the ever popular Green Street Green, boasting fantastic views to the rear/side and within easy walking distance of Chelsfield Station, Glentrammon Park and Green Street Green Primary School. The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen/breakfast room, utility and shower room to the ground floor. To the first floor are three bedrooms and a bathroom. Externally there is a well kept garden to the rear with patio area perfect for entertaining and alfresco dining and the rest laid to lawn with mature trees and shrubs. To the front is a driveway for two vehicles. Worlds End Lane is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location on offer.





#### ENTRANCE HALL

Double glazed door to side, vinyl flooring, radiator.

#### LOUNGE

16' 3" x 11' 10" (4.95m x 3.61m) Double glazed window to front and side, vinyl flooring, radiator.

#### DINING ROOM

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to front, carpet, radiator.

#### KITCHEN/BREAKFAST ROOM

15' 10" x 8' 9" (4.83m x 2.67m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, space for dishwasher, space for under counter fridge, double glazed window to rear, tile effect flooring, radiator.



#### UTILITY ROOM

7' 01" x 6' 06" (2.16m x 1.98m) Space for fridge/freezer, space for tumble dryer, double glazed window to rear, double glazed door to side, vinyl flooring.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed window to side, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.



#### BEDROOM 1

17' 9" x 9' 0" (5.41m x 2.74m) Double glazed window to rear and side, carpet, radiator.

#### BEDROOM 2

12' 10" x 10' 2" (3.91m x 3.1m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 07" x 7' 05" (2.62m x 2.26m) Double glazed window to side, carpet, radiator.

#### BATHROOM

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



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

46' 0" x 24' 0" (14.02m x 7.32m) Patio area with rest laid to lawn, mature flowerbeds, side access, two sheds.

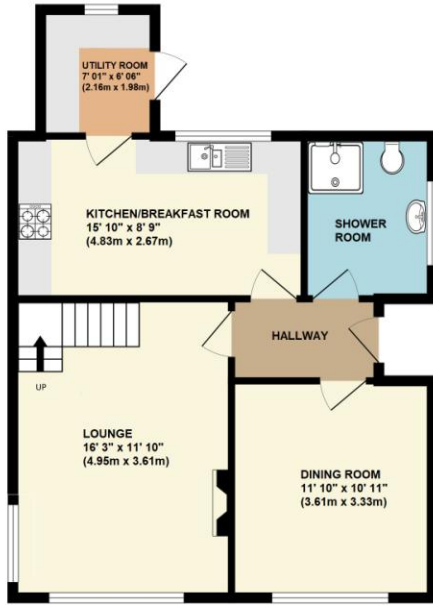
#### OFF STREET PARKING

Block paved and gravel drive.

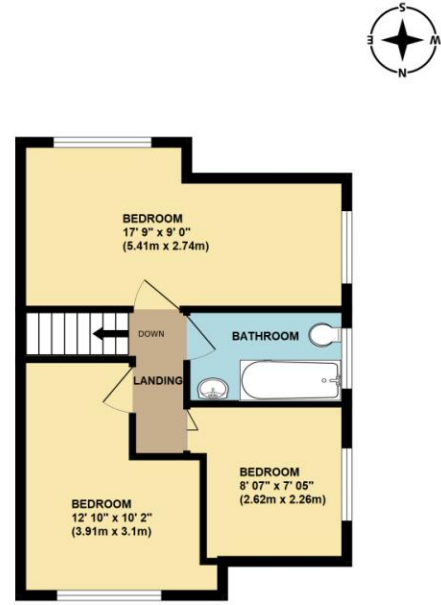
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

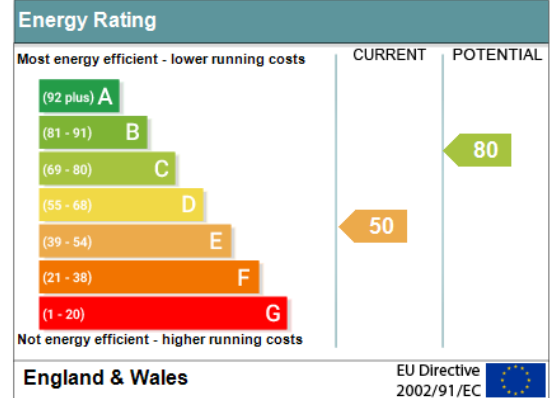


TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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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Address: 127 Worlds End Lane, ORPINGTON, BR6 6AW  
RRN: 9303-3036-7204-1534-8200



Construction: Standard

Council Tax Band: E

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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