

# THOMAS BROWN

ESTATES



**114 Tubbenden Lane, Orpington, BR6 9PR**

**Asking Price: £630,000**

- 3 Bedroom Semi-Detached Chalet Property
- Fantastic Potential to Extend (STPP)
- Well Located for Orpington Station & Sought After Schools
- 2 Reception Rooms, Driveway







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached chalet property located in a highly popular residential road in BR6 that is within easy walking distance to Orpington Station and within close proximity to many sought after schools such as Darrick Wood, Newstead Woods school for girls and Tubbenden Primary. Ideal for the London bound commuter, the accommodation on offer comprises: entrance hallway, lounge, dining room, kitchen, bedroom, bathroom and a WC to the ground floor. To the first floor are two large double bedrooms and a study/cot room (accessed via both bedrooms). Externally there is a mature garden to the rear mainly laid to lawn, garage (storage only) and a drive to the front. STPP there is fantastic potential to extend the first floor and/or across the rear as many have done in the location. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location on offer.





#### ENTRANCE HALL

Double glazed opaque door to side, exposed floorboards, covered radiator.

#### LOUNGE

17' 0" x 11' 10" (5.18m x 3.61m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

13' 10" x 11' 0" (4.22m x 3.35m) Double glazed French doors to rear, exposed floorboards, radiator.

#### KITCHEN

10' 10" x 10' 03" (3.3m x 3.12m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side.



#### BEDROOM 3

9' 0" x 8' 02" (2.74m x 2.49m) Double glazed bay window to front, carpet, radiator.

#### BATHROOM

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

#### SEPARATE WC

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

#### STAIRS TO FIRST FLOOR LANDING

Carpet.



#### BEDROOM 1

16' 02" x 13' 04" (4.93m x 4.06m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

13' 04" x 12' 0" (4.06m x 3.66m) Double glazed window to rear, exposed floorboards, radiator.

#### STUDY/COT ROOM

9' 07" x 5' 05" (2.92m x 1.65m) (accessed via bedroom 1 & 2) Double glazed opaque window to side, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

72' 0" (21.95m) Patio and gravelled areas with rest laid to lawn, side access.



#### FRONT

Drive, laid to lawn, mature shrubs.

#### GARAGE (STORAGE ONLY)

11' 09" x 7' 07" (3.58m x 2.31m)

#### DOUBLE GLAZING

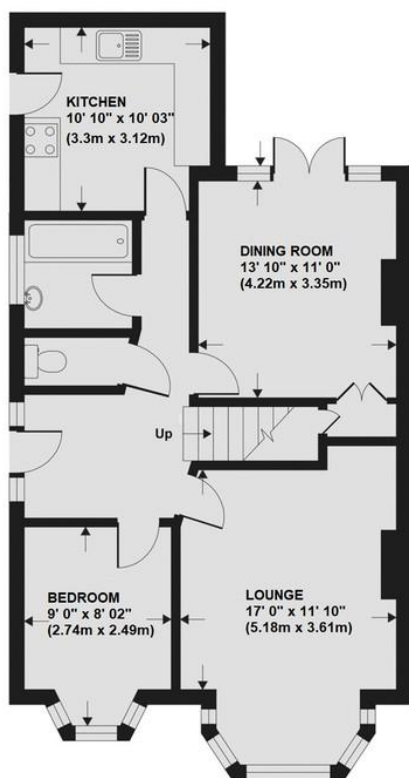
#### CENTRAL HEATING SYSTEM

Approximate Area = 1156 sq ft / 107.4 sq m (exclude garage)

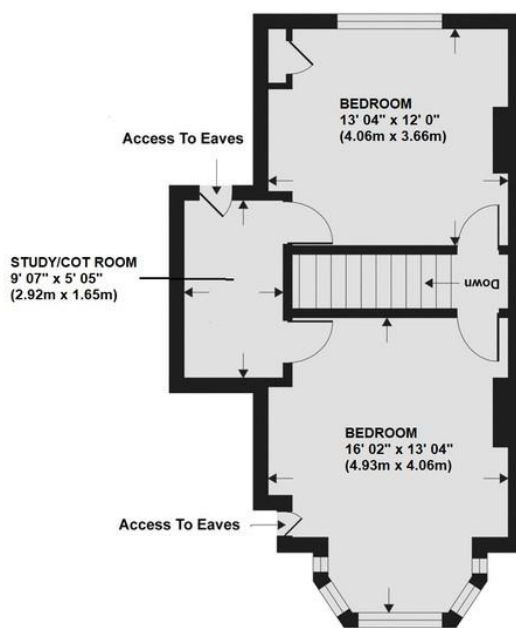
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1252 sq ft / 116.3 sq m

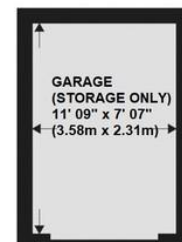
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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