

# THOMAS BROWN

ESTATES



**51 Perry Hall Road, Orpington, BR6 0HT**

**Asking Price: £445,000**

- 3 Bedroom Mid Terrace House
- Well Located for Perry Hall Primary & Poverest Park
- Dual Aspect 23'05" Lounge/Dining Room
- Potential to Extend into Loft Space (STPP)





## Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom terraced home, ideally situated in a central location within walking distance of Perry Hall Primary School, Orpington High Street & Station, and the popular Poverest Park and Priory Gardens.

The accommodation comprises a spacious entrance hall, a bright dual aspect 23'05" lounge/dining room, and a modern fitted kitchen on the ground floor. To the first floor, there are three bedrooms (including two doubles) and a family bathroom.

Externally, the property benefits from a well maintained rear garden, perfect for alfresco dining and entertaining. Subject to planning permission, there is potential to extend into the loft space as many neighbouring properties have done.

Perry Hall Road is ideally located for a range of local amenities, including well-regarded schools, shops, bus routes, parks, and Orpington mainline station.

Early viewing is highly recommended to fully appreciate the location and condition of this fantastic home. Please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE HALL

Double glazed opaque door to front, understairs storage, laminate flooring, radiator.

#### LOUNGE/DINER

23' 05" x 11' 07" (7.14m x 3.53m) (dual aspect)  
Double glazed window to front, double glazed sliding door to rear, laminate flooring, two radiators.

#### KITCHEN

8' 0" x 7' 05" (2.44m x 2.26m) Range of matching wall and base units with worktops over, ceramic sink and drainer, space for cooker, extractor hood, space for washing machine, double glazed window to rear, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, laminate flooring.

#### BEDROOM 1

11' 07" x 10' 06" (3.53m x 3.2m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 2

10' 11" x 10' 06" (3.33m x 3.2m) Double glazed window to front, laminate flooring, radiator.



#### BEDROOM 3

7' 06" x 7' 0" (2.29m x 2.13m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

26' 0" (7.92m) Patio area with rest laid to lawn, flowerbeds.

#### FRONT

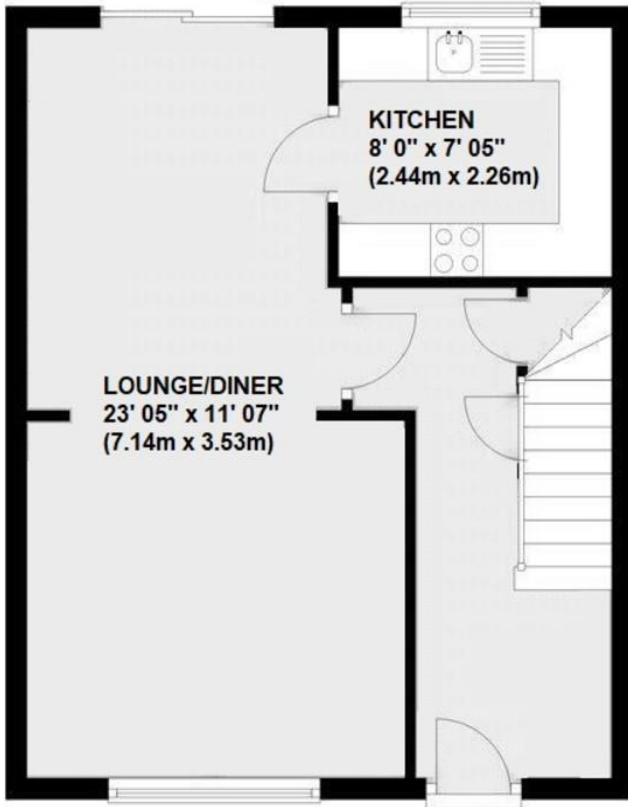
Path to front door, mature shrubs.

#### DOUBLE GLAZING

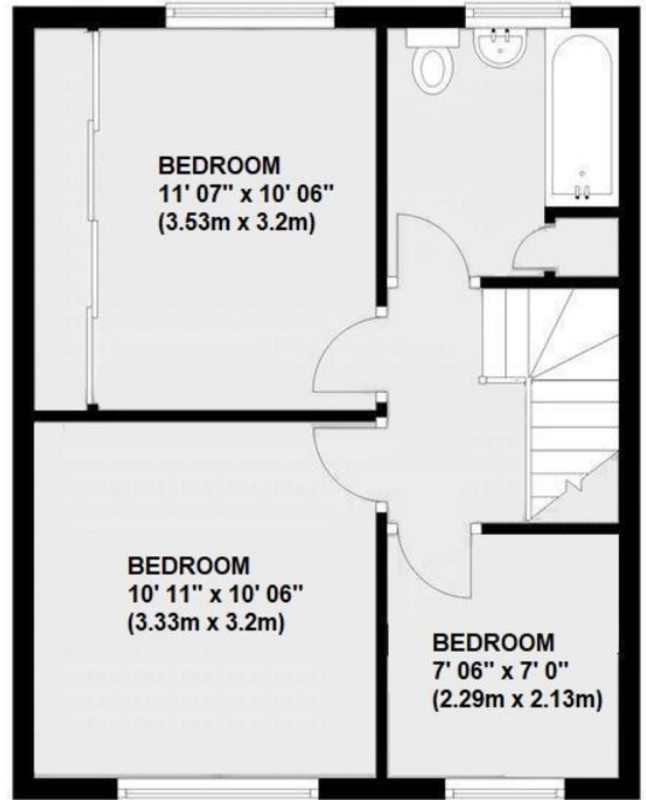
#### CENTRAL HEATING SYSTEM



# Ground Floor



# First Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			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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