

# THOMAS BROWN

ESTATES



**20 Kings Road, Oprington, BR6 9LH**

**Asking Price: £450,000**

- 3 Bedroom End of Terrace House
- Well Located for Warren Road Primary School
- Situated Towards the End of a Quiet Close
- Recently Fitted Executive Bathroom







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace character property, boasting a modern décor throughout including a recently fitted executive bathroom, situated towards the end of a quiet close in South Orpington within easy reach of Orpington Station and Warren Road Primary School. The property comprises; entrance hall, living/dining room that is open plan to the modern fitted kitchen and family bathroom with separate shower and bath to the ground floor. To the first floor there is a landing giving access to three bedrooms. Externally there is a low maintenance garden to the rear aspect of the property (with side access) perfect for entertaining and alfresco dining, and on road parking to the front. Other benefits include double glazed windows and gas central heating system. STPP there is potential to convert the loft space as others have done in the location. Kings Road is well located for Chelsfield/Orpington Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed composite door to front, understairs storage area, Quickstep flooring, radiator.

#### LOUNGE/DINER

22' 05" x 9' 04" (6.83m x 2.84m) Gas fireplace, double glazed window to front, Quickstep flooring, two radiators.

#### KITCHEN/DINER

14' 08" x 7' 0" (4.47m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, gas hob with extractor over, integrated oven, integrated slimline dishwasher, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window and double glazed door to rear, tiled flooring.



#### BATHROOM

10' 08" x 5' 01" (3.25m x 1.55m) Low level WC, wash hand basin, bath, shower with rainforest head and shower attachment, part tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

#### BEDROOM 1

11' 09" x 11' 0" (3.58m x 3.35m) Fitted wardrobe, large built in wardrobe, double glazed window to front, carpet, radiator.



#### BEDROOM 2

10' 10" x 6' 11" (3.3m x 2.11m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

7' 11" x 7' 05" (2.41m x 2.26m) Double glazed window to rear, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

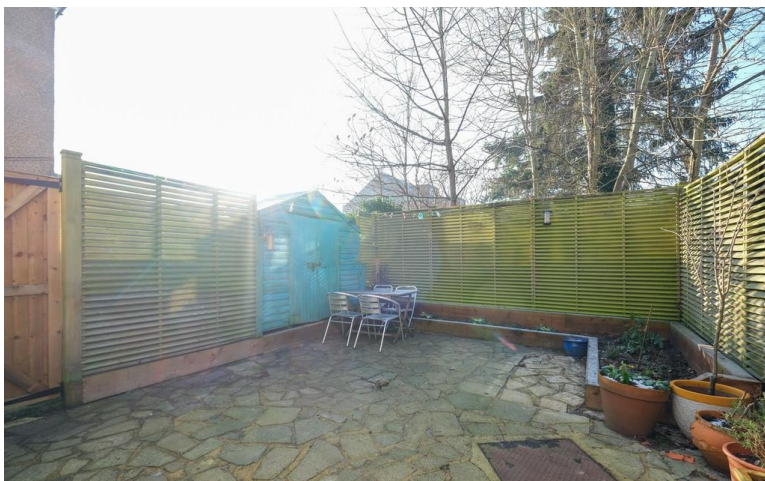
20' 0" x 16' 0" (6.1m x 4.88m) Patio, flowerbeds, shed, side access.

#### FRONT GARDEN

Low maintenance, side access.

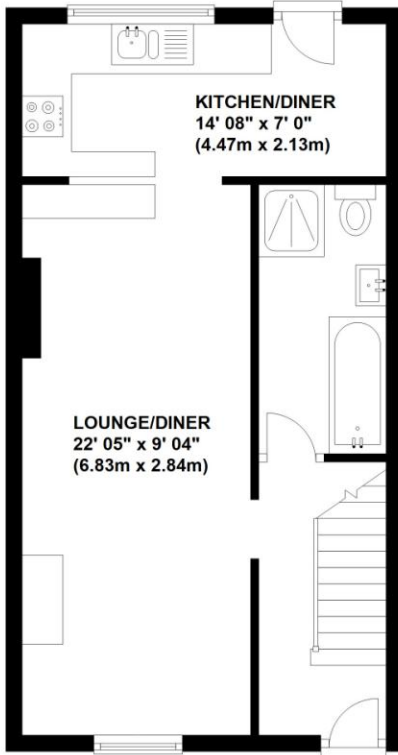
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



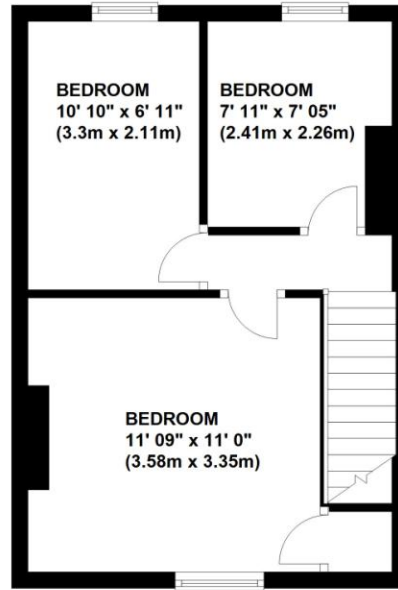
## Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



## First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

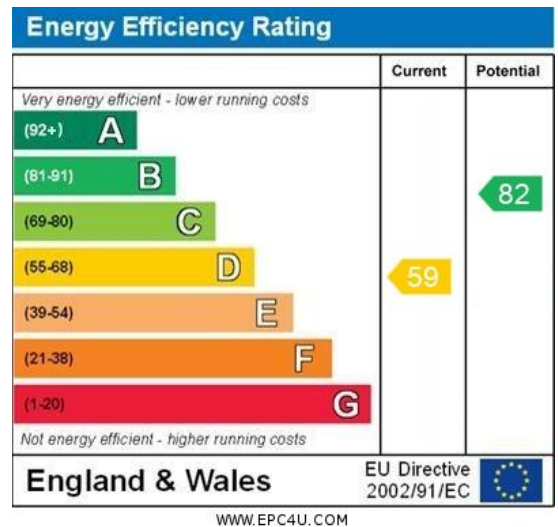
This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**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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