

THOMAS BROWN

ESTATES

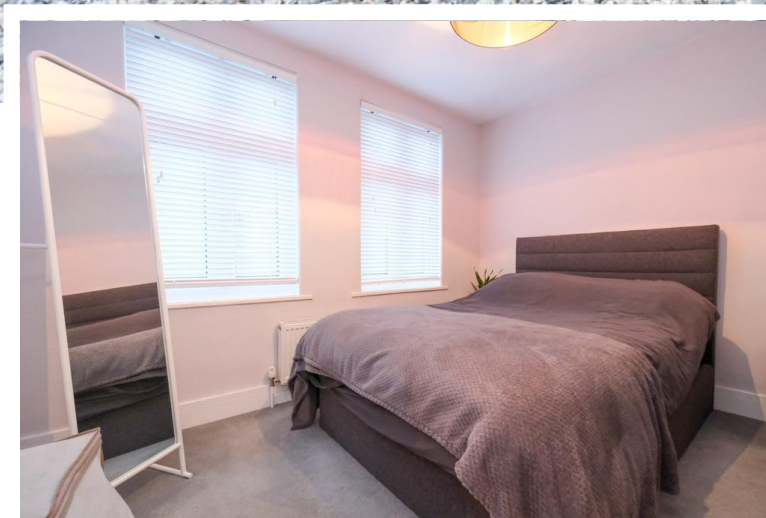


9 Kings Road, Orpington, BR6 9LH

Offers IEO: £400,000

- 2 Double Bedroom Mid Terrace House
- Well Located for Warren Road Primary
- Situated in a Quiet Close
- Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised two double bedroom terraced character property, 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; lounge, dining room, modern fitted kitchen and family bathroom to the ground floor. To the first floor there is a landing giving access to two double bedrooms. Externally there is a low maintenance courtyard garden to the rear aspect of the property perfect for entertaining and alfresco dining, and on road parking to the front. Other benefits include double glazed windows and gas central heating system. 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.



LOUNGE

12' 03" x 10' 08" (3.73m x 3.25m) Composite door to front, double glazed window to front, laminate flooring, radiator.

DINING ROOM

10' 07" x 9' 04" (3.23m x 2.84m) Double glazed window to rear, laminate flooring, radiator.

KITCHEN

10' 11" x 6' 02" (3.33m x 1.88m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated induction hob with extractor over, integrated washing machine, space for fridge/freezer, space for dishwasher, double glazed window to side, door to side, laminate flooring.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet runner.



BEDROOM 1

11' 04" x 9' 05" (3.45m x 2.87m) Two double glazed windows to front, carpet, radiator.

BEDROOM 2

11' 02" x 9' 04" (3.4m x 2.84m) Double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

COURTYARD GARDEN

15' 04" x 11' 05" (4.67m x 3.48m) Landscaped, low maintenance

FRONT

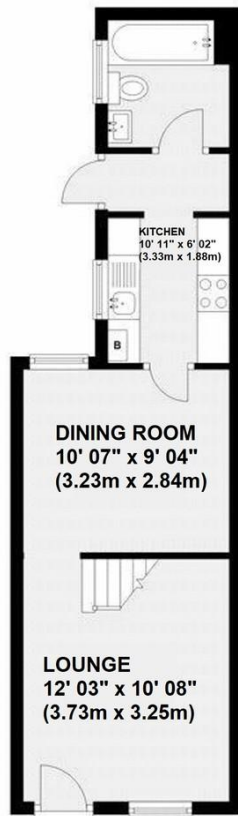
On road parking.

DOUBLE GLAZING

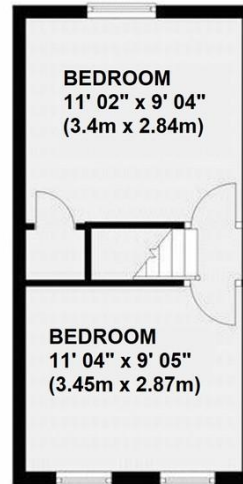
CENTRAL HEATING SYSTEM



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.



Construction: Standard

Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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