

# THOMAS BROWN

ESTATES



**10 Broomhill Road, Orpington, BR6 0EW**

**Asking Price: £600,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Orpington High Street & Station
- Double Garage & Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this recently modernised and immaculately presented, three bedroom semi-detached property situated in a highly convenient location for Orpington High Street and Station yet boasts a wonderfully quiet position close to Broomhill Common. The property has been modernised throughout since 2019 and boasts a fantastic/unique plot for the location with a 95' rear garden, drive to the side and a double garage. The accommodation on offer comprises; entrance hallway, lounge, dining room, modern fitted kitchen, utility area and a WC to the ground floor. To the first floor are three bedrooms, bathroom and separate WC. Externally, there is a large rear garden for the location, double garage and additional storage units, and driveway accessed from the side. STPP there is great potential to extend to the side, across the rear and/or into the loft space if required. Broomhill Road is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the fantastic location and accommodation on offer.





#### ENTRANCE HALL

Door to front, tiled flooring.

#### LOUNGE

12' 04" x 11' 11" (3.76m x 3.63m) Open fire place, double glazed French doors to rear, under stairs cupboard, wood flooring, radiator.

#### DINING ROOM

14' 01" x 12' 0" (4.29m x 3.66m) Open fire place, double glazed bay window to front, wood flooring, radiator.

#### KITCHEN

10' 01" x 6' 07" (3.07m x 2.01m) Range of matching wall and base units with solid wood worktops over, butler sink, integrated oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated microwave, space for dishwasher, double glazed window to side, wood effect flooring.



#### UTILITY ROOM

6' 08" x 5' 05" (2.03m x 1.65m) Wall units, space for washing machine, space for tumble dryer, door and double glazed window to rear, tiled flooring, heated towel rail.

#### CLOAKROOM

Low level WC, wash hand basin, opaque panel to front, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 07" x 10' 01" (4.44m x 3.07m) (measured to front of wardrobes) Fitted wardrobe, double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 01" x 9' 05" (3.38m x 2.87m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 04" x 8' 0" (2.84m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque panel to side, tile effect flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

95' 0" x 48' 0" (28.96m x 14.63m) Patio area with restlaid to lawn, mature shrubs, side access.

#### PARKING BEHIND GATES TO SIDE

#### DOUBLE GARAGE

21' 11" x 15' 09" (6.68m x 4.8m) Doors to front and side.

#### FRONT

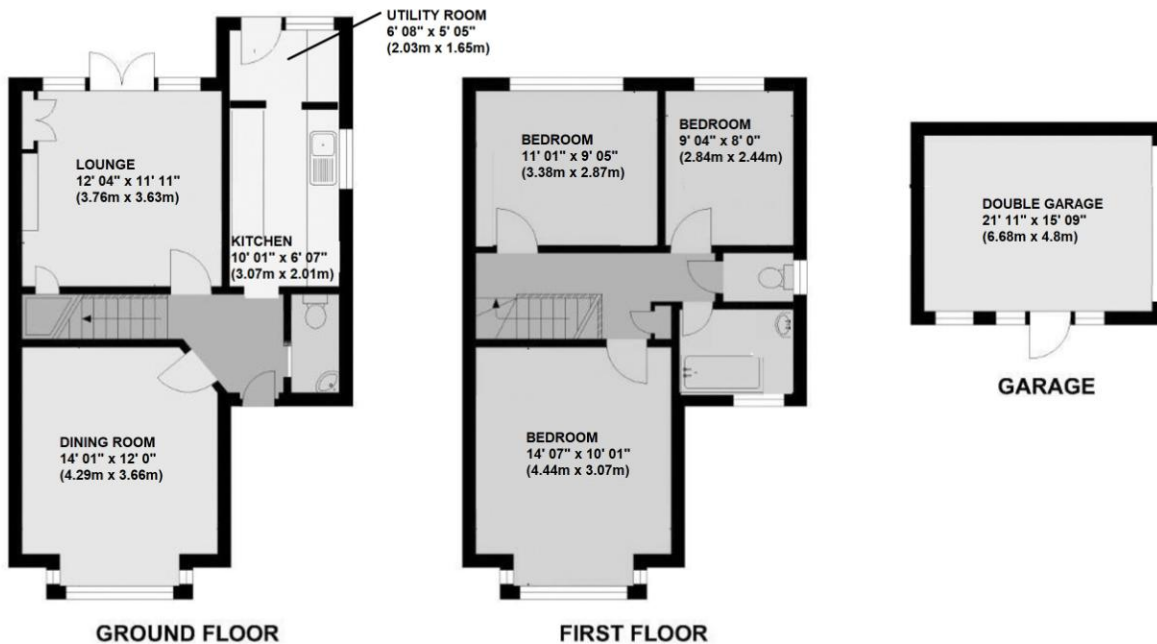
Path, covered entrance.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



APPROX. INTERNAL FLOOR AREA 1012.92 SQFT / 94.10 SQM.  
(Ex Garage)

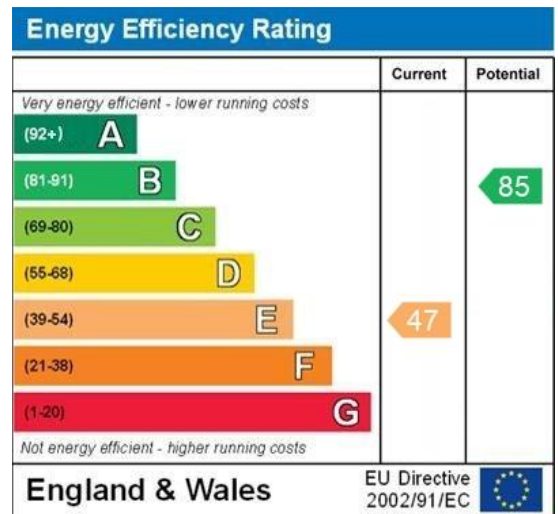


This plan is for illustration purpose only - not to scale



**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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