

THOMAS BROWN

ESTATES

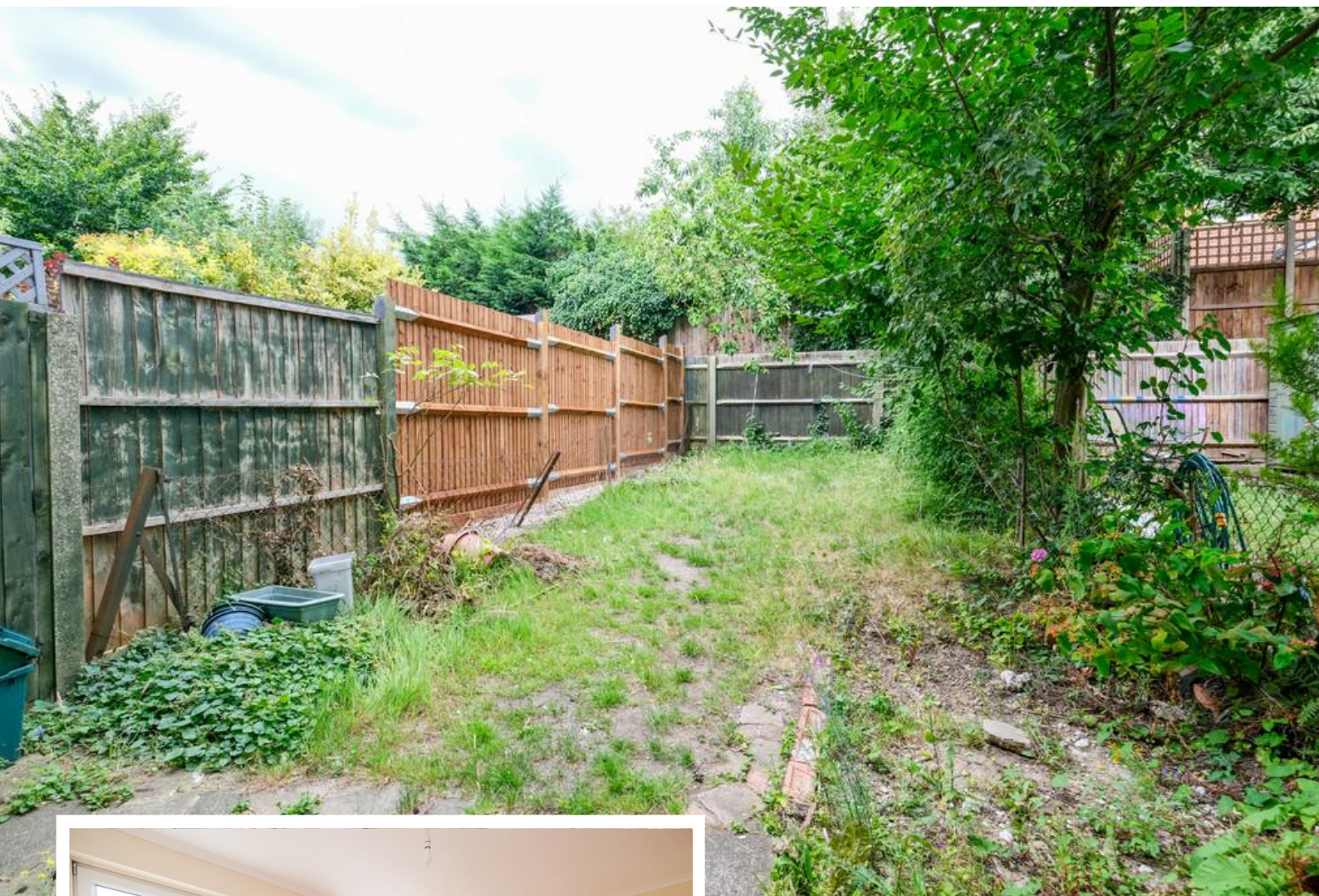


28 Tubbenden Lane, Orpington, BR6 9PN

Asking Price: £539,000

- 4 Bedroom Townhouse, Sought After Location
- Potential to Convert Garage (STPP)
- Well Located for Orpington Station & Desirable Schools
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this end of chain, four bedroom townhouse 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 porch and hallway, integral garage, bedroom 4, utility room and a WC to the ground floor. To the first floor is a lounge and open plan kitchen/dining room. The second floor consists of three bedrooms and a family bathroom with separate shower and bath. Externally there is a mature garden to the rear and a drive for two vehicles to the front. STPP there is the potential to convert the garage into living accommodation as many have done locally if required. Please note the property does require full modernisation throughout and this has been reflected in the asking price. Please call Thomas Brown Estates to arrange a viewing.



ENTRANCE PORCH

Double glazed door to front, storage cupboard, tiled flooring.

ENTRANCE HALL

Door to front, carpet, radiator.

BEDROOM

12' 02" x 8' 05" (3.71m x 2.57m) Double glazed window to rear, wood flooring, radiator.

UTILITY ROOM

8' 03" x 5' 09" (2.51m x 1.75m) Butler sink, double glazed door to rear, vinyl flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, wood flooring, radiator.

LOUNGE

14' 08" x 10' 09" (4.47m x 3.28m) Double glazed window to front, wood flooring, radiator.

KITCHEN/DINER

18' 10" x 14' 07" (5.74m x 4.44m) (measured at maximum) (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob, space for fridge/freezer, space for washing machine, two double glazed windows to rear, part laminate and part wood flooring, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet to stairs, wood flooring, radiator.

BEDROOM

14' 08" x 10' 05" (4.47m x 3.18m) Fitted and built in wardrobes, two double glazed windows to front, wood flooring, two radiators.

BEDROOM

11' 09" x 8' 06" (3.58m x 2.59m) Fitted wardrobe, double glazed window to rear, wood flooring, radiator.

BEDROOM

8' 04" x 50' 09" (2.54m x 15.47m) Double glazed window to rear, wood flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

36' 0" (10.97m) Patio area with rest laid to lawn.

OFF STREET PARKING

Block paved drive for two vehicles.

GARAGE

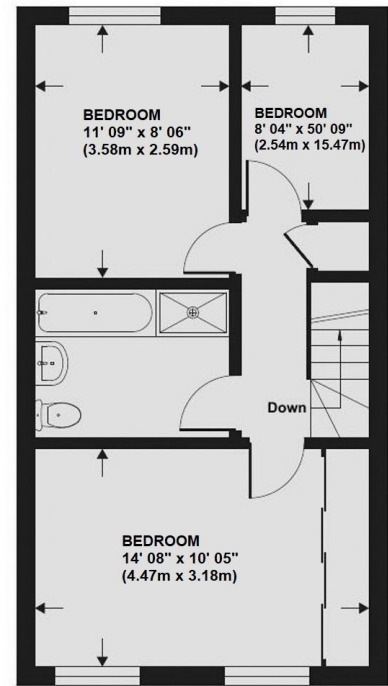
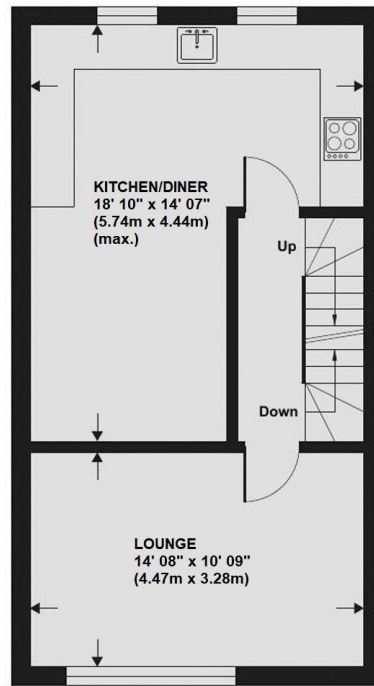
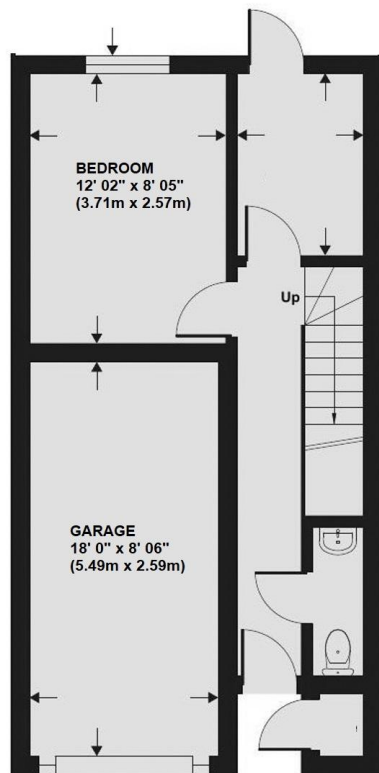
18' 0" x 8' 06" (5.49m x 2.59m) Doors to front, power and light.

DOUBLE GLAZING

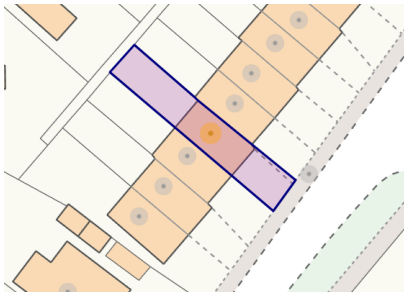
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



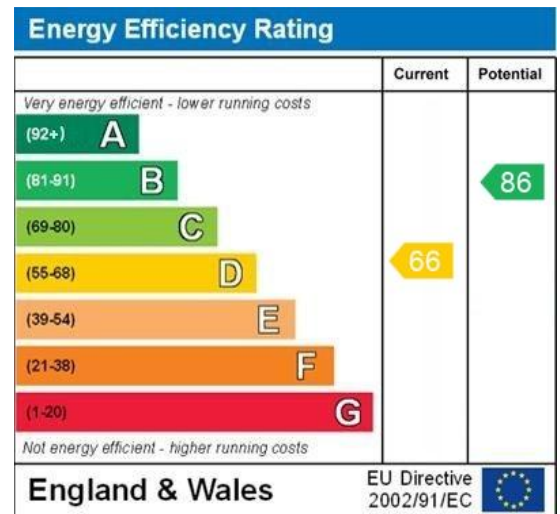


This plan is for illustration purpose only - not to scale



Council Tax Band: E

Tenure: Freehold



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES