

# THOMAS BROWN

ESTATES



**10 New Road, Orpington, BR6 0DX**

**Asking Price: £440,000**

- 2 Bedroom End of Terrace House
- Well Located for Orpington High Street & Station
- Situated at the End of a Quiet No Through Road
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently decorated two bedroom property, situated at the end of a quiet no through road. The home is being offered to the market with no forward chain and is ideally located within walking distance of Broomhill Common, Orpington High Street, and Orpington railway station.

The accommodation comprises an entrance porch, a dual aspect lounge/dining room, and a modern fitted kitchen on the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from well-maintained, low maintenance secluded gardens to both the front and rear, along with a private driveway to the front.

New Road is conveniently located for Orpington mainline station, Orpington High Street, local bus routes, and nearby schools.

For further information or to arrange a viewing, please contact Thomas Brown Estates.



#### ENTRANCE PORCH

Double glazed door to front.

#### LOUNGE/DINER

25' 03" x 11' 04" (7.7m x 3.45m) Two double glazed windows to side, double glazed door to rear, wood flooring, two radiators.

#### KITCHEN

10' 11" x 6' 05" (3.33m x 1.96m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated electric hob, extractor hood, space for fridge/freezer, space for washing machine, double glazed window to side, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 08" x 8' 05" (4.47m x 2.57m) Built in wardrobe, double glazed window to side and rear, carpet, radiator.

#### BEDROOM 2

10' 01" x 8' 02" (3.07m x 2.49m) Double glazed window to side and front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to front, wood effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### COURTYARD STYLE GARDEN

17' 0" x 9' 0" (5.18m x 2.74m) Paved, side access.

#### FRONT

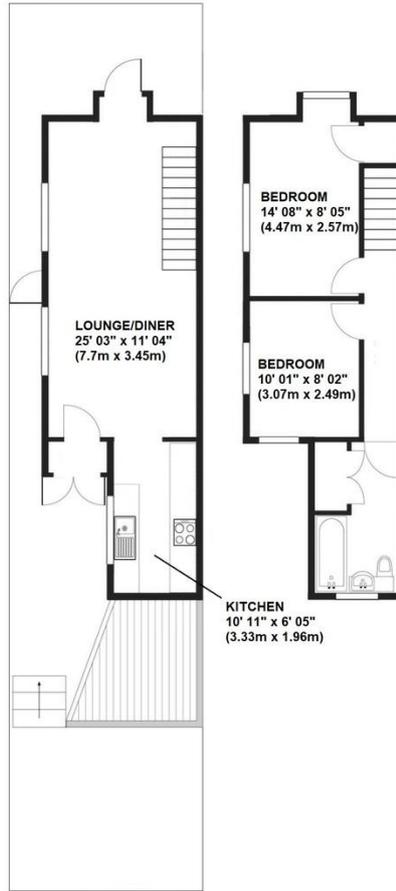
Drive, decked secluded area.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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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

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