

# THOMAS BROWN

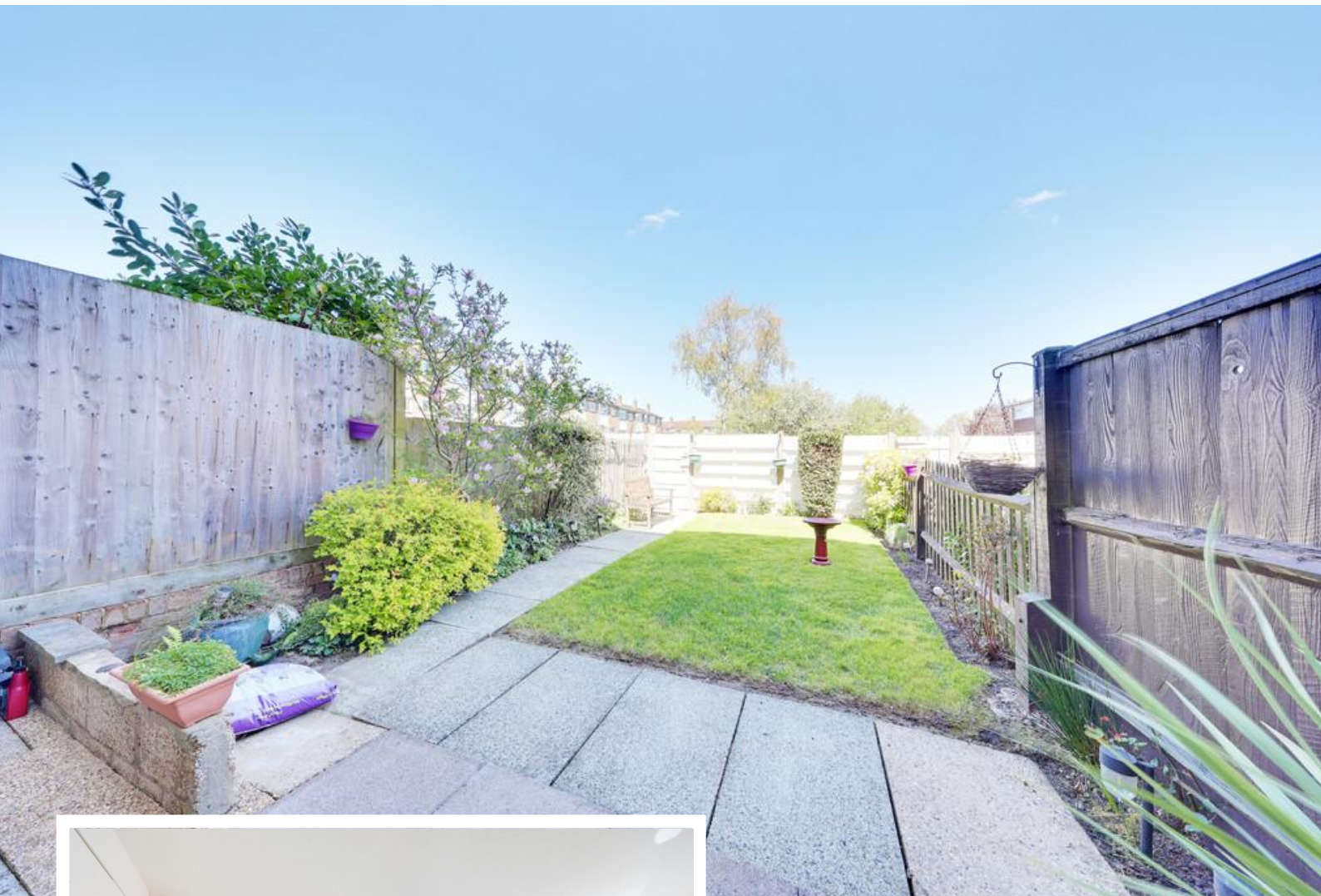
ESTATES



**61 Place Farm Avenue, Orpington, BR6 8DG** Asking Price: **£520,000**

- 3/4 Bedroom, Deceptively Spacious Townhouse
- Well Located for Local Schools & Stations
- Integral Garage & Off Street Parking
- Dual Aspect 25'10 Lounge/Dining Room





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious three/four bedroom townhouse, ideally situated within easy reach of Orpington and Petts Wood stations, and conveniently located for highly regarded local schools including Crofton Primary, Newstead Wood School for Girls, and Darrick Wood Primary & Secondary. Sparrow Woods is also just a short walk away, offering excellent access to green open space.

The property provides well-proportioned and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall, a WC/utility room, a fourth bedroom or additional reception room, and access to the integral garage.

To the first floor, there is a bright and spacious dual aspect lounge/dining room measuring 25'10", along with the kitchen.

The second floor offers a family bathroom and three bedrooms, two of which are doubles.

Externally, the property benefits from a well-maintained rear garden backing onto a communal green, providing a pleasant outlook, as well as a driveway to the front.

It is also worth noting that many properties within the development have converted the integral garage into an additional bedroom and/or reconfigured the layout to create a larger open plan kitchen, offering excellent potential for further enhancement (subject to the usual permissions).

Early viewing is highly recommended to fully appreciate the space, flexibility, and excellent location on offer. Please contact Thomas Brown Estates, Orpington to arrange your viewing.



#### ENTRANCE HALL

Double glazed door to front, storage cupboard, understairs cupboard, carpet, radiator.

#### BEDROOM 4/RECEPTION ROOM

9' 04" x 8' 03" (2.84m x 2.51m) Double glazed sliding doors to rear, carpet, radiator.

#### CLOAKROOM

WC, wash hand basin, double glazed opaque window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### LOUNGE/DINER

25' 10" x 16' 01" (7.87m x 4.9m) (dual aspect) Double glazed window to front and rear, carpet, two radiators.



#### KITCHEN

7' 11" x 6' 11" (2.41m x 2.11m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for under counter fridge, space for dishwasher, double glazed window to rear, vinyl flooring.

#### STAIRS TO SECOND FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

13' 0" x 9' 03" (3.96m x 2.82m) Built in wardrobe, double glazed window to front, carpet, radiator.



#### BEDROOM 2

9' 11" x 9' 05" (3.02m x 2.87m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 10" x 6' 05" (3m x 1.96m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

WC, wash hand basin, bath, double glazed opaque window to rear, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

29' 0" x 17' 0" (8.84m x 5.18m) Patio area with rest laid to lawn, mature flowerbeds.



#### FRONT

Drive, laid to lawn.

#### INTEGRAL GARAGE

17' 04" x 8' 0" (5.28m x 2.44m) Up and over door to front, power and light.

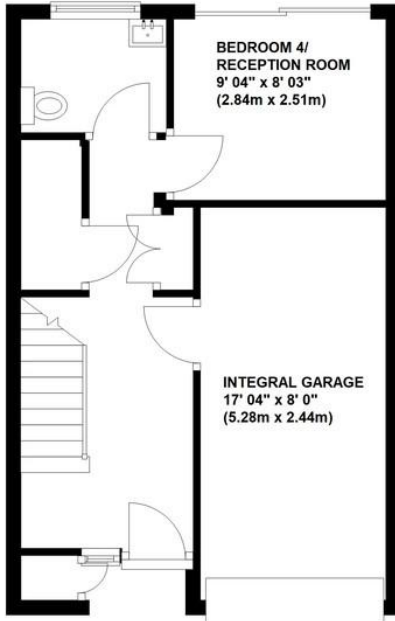
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

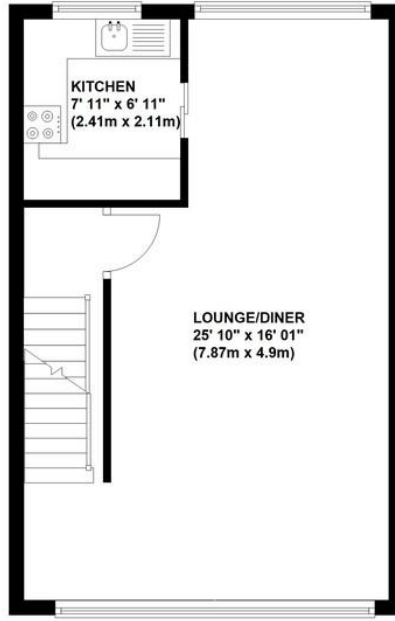
### Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



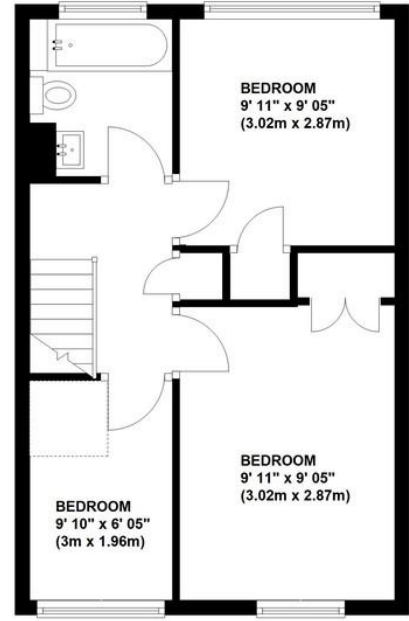
### First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



### Second Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



**Total area: approx. 114.1 sq. metres (1227.9 sq. feet)**

This plan is for illustration purpose only – not to scale



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &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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