

# THOMAS BROWN

ESTATES



**6 Woodside, Orpington, BR6 6JR**

**Asking Price: £475,000**

- 3 Bedroom Mid Terrace
- Close Proximity to Chelsfield Station

- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace property, being offered to the market with no forward chain and boasting close proximity to Chelsfield Station, local shops, doctor's surgery and many sought after schools. The property comprises: entrance hall, lounge and a 20'9 kitchen/diner that spans the rear of the property to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a rear garden mainly laid to lawn and a driveway to the front for two vehicles. STPP there is fantastic potential to extend to the rear and/or into the loft as many have done locally. Please note the property does require modernisation throughout and this has been reflected in the asking price. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

#### LOUNGE

14' 05" x 10' 11" (4.39m x 3.33m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

20' 09" x 9' 05" (6.32m x 2.87m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, two double glazed windows to rear, double glazed door to rear, part parquet and part laminate flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

#### BEDROOM 1

11' 11" x 11' 01" (3.63m x 3.38m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 02" x 10' 05" (3.4m x 3.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

9' 05" x 8' 03" (2.87m x 2.51m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin, bath with shower over attachment, double glazed opaque window to rear, carpet, heated towel rail.



#### SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

70' 0" (21.34m) Patio area with rest laid to lawn, brick built storage cupboard with space for fridge/freezer and washing machine, side access.

#### FRONT

Drive for two vehicles, covered front.

#### DOUBLE GLAZING

#### NO FORWARD CHAIN

#### CENTRAL HEATING SYSTEM

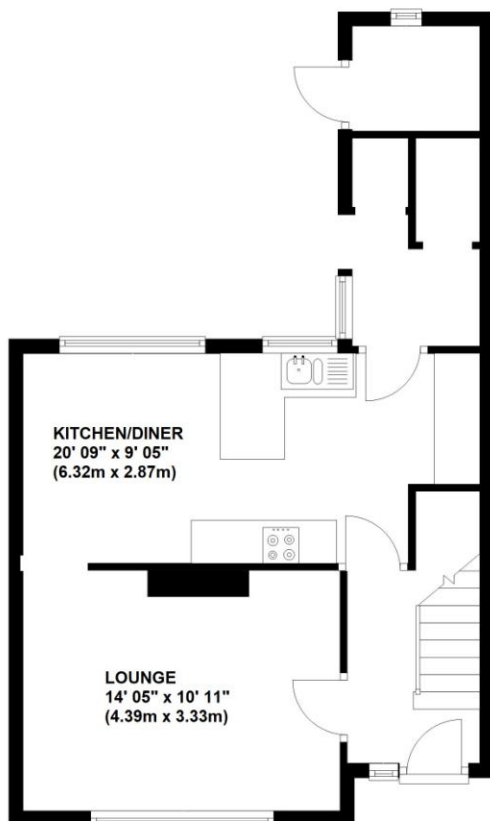
#### FREEHOLD

#### COUNCIL TAX BAND: D



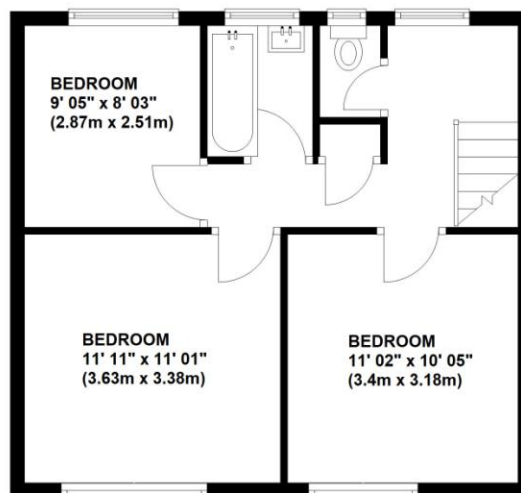
## Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



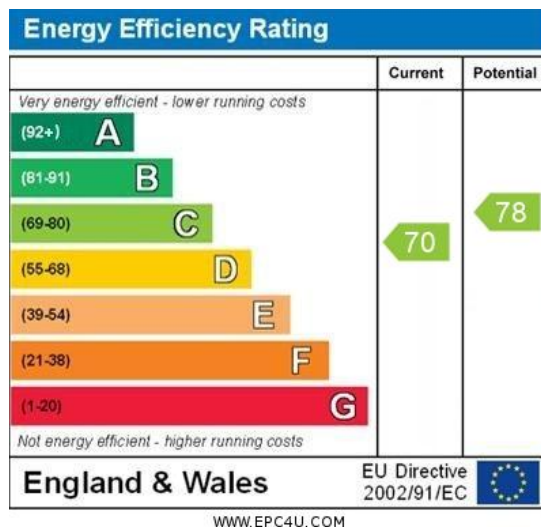
**Total area: approx. 90.8 sq. metres (976.9 sq. feet)**

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**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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