

THOMAS BROWN

ESTATES



34a Mountview Road, Orpington, BR6 0HW **Asking Price: £665,000**

- 3 Bedroom, 2 Bathroom Semi-Detached Property
- Perry Hall School Catchment (Ofsted Outstanding)
- Potential to Convert Garage
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (over 1600sqft) three bedroom two bathroom semi-detached property located in a sought after quiet cul-de-sac, within walking distance of Orpington High Street and Orpington Station, local bus stops, Poverest park (with tennis court and playground), Perry Hall Primary School catchment (Ofsted Outstanding) and easy access to grammar schools (St Olaves and Newstead Wood). The property is being offered to the market with no forward chain and comprises: entrance hall, 25'07 lounge/dining room, modern fitted kitchen, shower room and separate utility room to the ground floor and recently reglazed double glazed windows throughout. To the first floor is a landing providing access to three bedrooms and a family bathroom with separate bath and shower. Externally there is a well kept rear garden, garage to the side and private parking for 3 cars to the front. There is potential to convert the garage as many have done in the locality. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed opaque door to front, Amtico flooring, radiator, central heating thermostat.

LOUNGE

25' 07" x 14' 09" (7.8m x 4.5m) Limestone fireplace surround, feature electric fire, double glazed window to front, Amtico flooring, two radiators.

KITCHEN

14' 09" x 8' 03" (4.5m x 2.51m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, new range style cooker with five gas burners, new integrated undercounter fridge, new integrated undercounter freezer, integrated dishwasher, integrated wine cooler, extractor hood, double glazed window to rear, double glazed door to rear, radiator.



UTILITY ROOM

8' 11" x 8' 03" (2.72m x 2.51m) Space for fridge/freezer, space for washing machine, wall mounted central heating boiler, double glazed window to rear, Amtico flooring.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, Amtico flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM 1

15' 06" x 12' 08" (4.72m x 3.86m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

15' 06" x 8' 11" (4.72m x 2.72m) Double glazed window to front, carpet, radiator.



BEDROOM 3

12' 08" x 8' 02" (3.86m x 2.49m) Double glazed Velux window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower cubicle, wall cabinets, double glazed Velux window, tiled walls, wood effect flooring, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN

32' 0" x 32' 0" (9.75m x 9.75m) Patio area with rest laid to lawn.

FRONT GARDEN

Block paved drive, flowerbed.



GARAGE

19' 07" x 9' 02" (5.97m x 2.79m) Up and over door to front.

DOUBLE GLAZED WINDOWS RECENTLY REGLAZED THROUGHOUT

CENTRAL HEATING SYSTEM

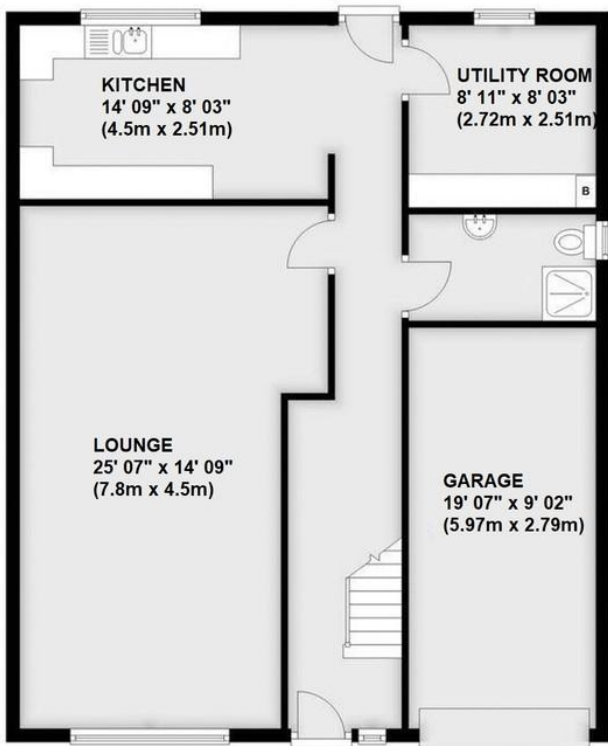
ALARMED

NO FORWARD CHAIN

PLEASE NOTE: THE GARDEN PHOTO HAS BEEN MODIFIED FOR PURPOSES OF MARKETING

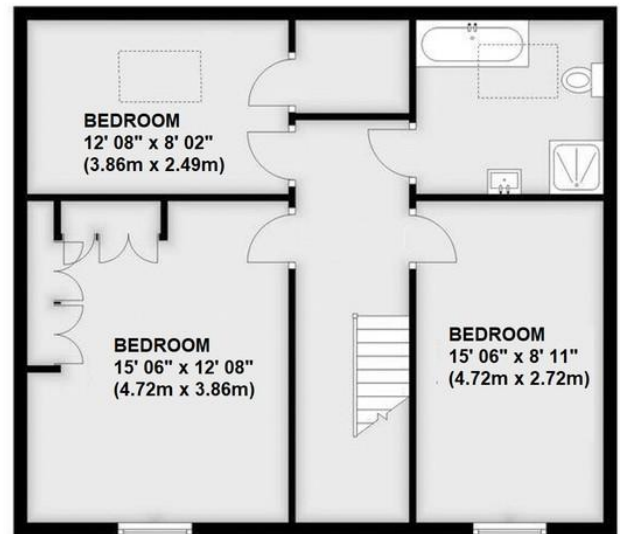
Ground Floor

Approx. 90.3 sq. metres (971.5 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 154.8 sq. metres (1665.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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