

# THOMAS BROWN

ESTATES



**6 Woodley Road, Orpington, BR6 9BN**

**Asking Price: £599,950**

- 3 Bedroom Semi-Detached House
- Close Proximity to Goddington Park
- Fantastic Potential to Extend (STPP)
- Recently Refurbished







## Property Description

Thomas Brown Estates are delighted to offer this recently refurbished three bedroom semi-detached property, boasting a corner plot with fantastic potential to extend (STPP), located in a sought after quiet location within close proximity of the ever popular Goddington Park. The property comprises: entrance hall way, triple aspect lounge, modern kitchen/breakfast room and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. The well maintained front and rear gardens are mainly laid to lawn with mature flowerbeds, there is also a drive and detached garage to the side/front. Please note the current owners have modernised the property during their ownership including an executive kitchen and bathroom, full rewire, boiler and cosmetic decoration throughout. Although the property already boasts a generous floor space, there is fantastic potential to extend across the rear, to the side (single or double storey extension) and/or into the loft space as many have done in the local area (STPP). Woodley Road is a quiet street, with no through traffic, and is well located for Goddington Park, local schools, Orpington High Street, Orpington station and the M25. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and specification on offer.



#### ENTRANCE HALL

Double glazed opaque door and panel to front, wood effect Amtico flooring, covered radiator.

#### LOUNGE

17' 10" x 16' 05" (5.44m x 5m) (measured to widest point) (measured into bay) (triple aspect) Feature fireplace, double glazed windows to front, side and rear, wood effect Amtico flooring, two radiators.

#### KITCHEN

12' 08" x 10' 0" (3.86m x 3.05m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, space for American fridge/freezer, space for washing machine, central island/breakfast bar, understairs cupboard, double glazed window to rear, double glazed door to garden, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, wood effect Amtico flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

#### BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) Built in storage, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front and side, carpet, radiator.



#### BEDROOM 3

7' 08" x 7' 06" (2.34m x 2.29m) Built in storage, double glazed window to rear and side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to rear, part tiled walls, tiled flooring, underfloor heating, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

50' 0" (15.24m) (approx.) Patio area with rest laid to lawn, mature shrubs and trees, shed, side access gate.

#### GARDEN TO FRONT AND SIDE

Laid to lawn.

#### DETACHED GARAGE

17' 04" x 9' 02" (5.28m x 2.79m) Power and light.

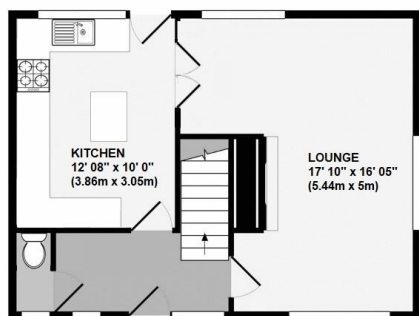
#### OFF STREET PARKING

#### DOUBLE GLAZING

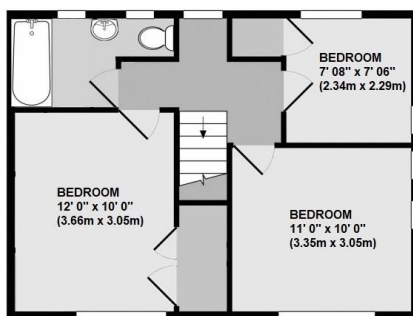
#### CENTRAL HEATING SYSTEM



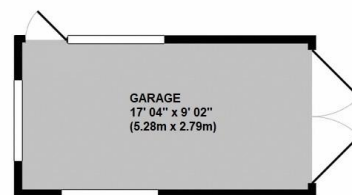




GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



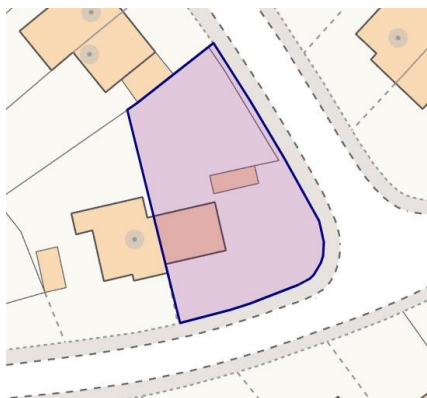
1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.9 SQ.M.)



OUTBUILDING  
APPROX. FLOOR  
AREA 160 SQ.FT.  
(14.8 SQ.M.)

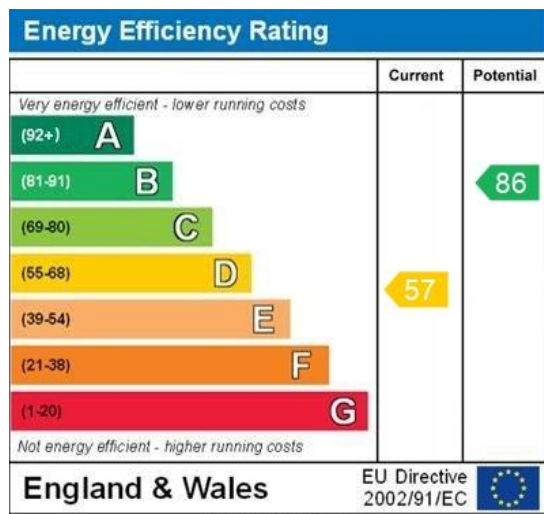
TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Council Tax Band: E**

**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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