

# THOMAS BROWN

ESTATES



**21 Malvern Road, Orpington, BR6 9HA**

**Asking Price: £575,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Chelsfield Station & Locals Schools
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow being offered to the market with no forward chain and fantastic potential to extend further (STPP), located on a quiet, tree lined residential road in South Orpington. The property is situated within easy walking distance to Chelsfield Station and within close proximity to many sought after schools such as St. Olaves Secondary School and The Highway Primary School. The accommodation on offer comprises: entrance hallway, lounge leading to the modern conservatory that spans the rear of the property with direct access to the garden, fitted kitchen, two double bedrooms and a bathroom. Externally there is a rear garden of approx. 95' mainly laid to lawn and a driveway to the front. STPP the property could be extended further across the rear and/or into the loft as many have done in the local area. Malvern Road is well located for local schools, shops, bus routes, Orpington High Street and local shops, and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





#### ENTRANCE HALL

Opaque composite door to front, carpet, radiator.

#### LOUNGE

13' 02" x 11' 10" (4.01m x 3.61m) Double glazed sliding doors to conservatory, carpet, radiator.

#### CONSERVATORY

21' 10" x 12' 02" (6.65m x 3.71m) (measured at maximum) Double glazed windows to side and rear, double glazed door to side, double glazed French doors to rear, laminate flooring.

#### KITCHEN

11' 10" x 8' 01" (3.61m x 2.46m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, double glazed window to side, tiled flooring.



#### BEDROOM 1

17' 07" x 9' 04" (5.36m x 2.84m) Built in wardrobes, double glazed bay window to front, double glazed window to side, radiator.

#### BEDROOM 2

13' 01" x 9' 11" (3.99m x 3.02m) Double glazed window to front, laminate flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, tile effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

95' 0" (28.96m) Patio area with rest laid to lawn, mature shrubs, side access.

#### FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, mature shrubs.

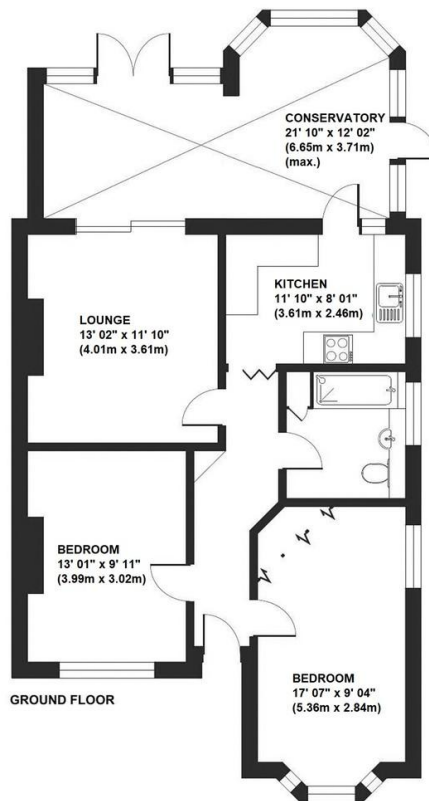
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

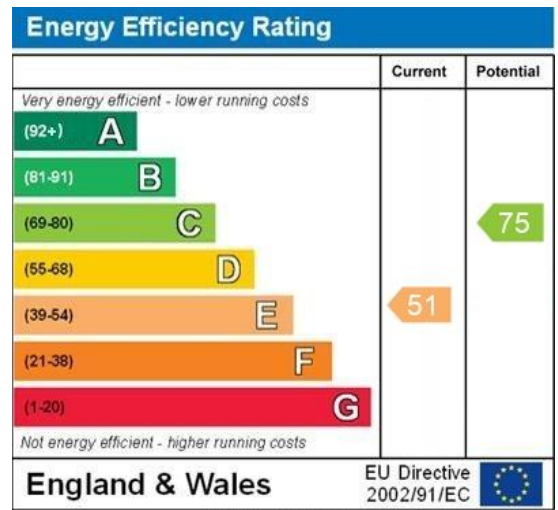


Approximate Area = 943 sq ft / 87.6 sq m  
For identification only - Not to scale



**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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