

THOMAS BROWN

ESTATES



4 Markstone Terrace, Orpington, BR6 0DE **Asking Price: £395,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Broomhill Common & High Street
- Situated in a Quiet No Through Road
- Garage En-Bloc, On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom terrace property with garage en-bloc, situated in a quiet no through road, boasting Broomhill Common, Orpington High Street and Station within walking distance. The accommodation on offer comprises: entrance hallway, kitchen and a surprisingly spacious open plan lounge/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally there is a well kept, low maintenance garden to the rear, on street parking to the front and a garage en-bloc. New Road is well located for Orpington mainline station, Orpington High Street, bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE HALL

Double glazed opaque door to front, understairs storage, tile effect flooring, radiator.

LOUNGE/DINER

19' 02" x 12' 0" (5.84m x 3.66m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

9' 09" x 5' 10" (2.97m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and grill, integrated gas hob, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to front, tile effect flooring.



STAIRS TO FIRST FLOOR LANDING

Skylight, carpet.

BEDROOM 1

12' 01" x 10' 02" (3.68m x 3.1m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 01" x 8' 08" (3.68m x 2.64m) (measured to front of wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

20' 0" x 11' 10" (6.1m x 3.61m) Patio area, mature shrubs.

FRONT GARDEN

Laid to lawn, path to front door, storage cupboard.

GARAGE EN-BLOC

ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

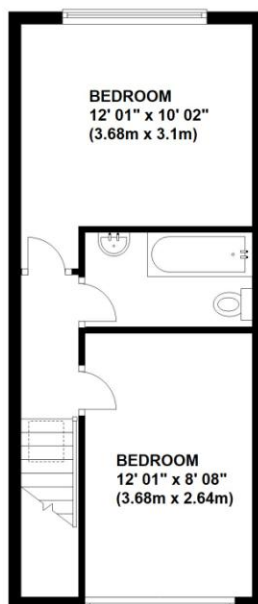
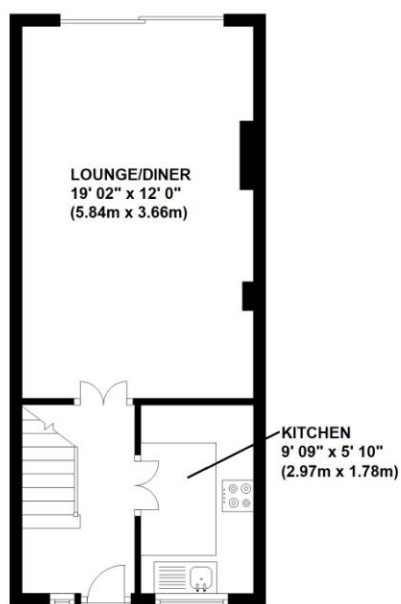


First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)

Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Outbuilding

Approx. 7.0 sq. metres (75.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(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
WWW.EPC4U.COM		

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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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