

THOMAS BROWN

ESTATES



20 Ferndown Avenue, Orpington, BR6 8DF

Asking Price: £450,000

- 2 Double Bedroom End of Terrace House
- Well Located for Local Schools & Stations
- Garage & On Road Parking
- Deceptively Spacious, Modern Decor





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious two double bedroom end of terrace home, ideally situated close to Orpington station (a short walk via a shortcut, with fast trains (15 minutes) direct to London Bridge) and also within walking distance of Petts Wood station, and highly regarded local schools including Crofton Primary, Newstead School for Girls and Darrick Wood Primary & Secondary. Sparrow Woods is only a short walk away too.

The property offers well-proportioned accommodation throughout, comprising an entrance porch leading into a welcoming hallway, a generous lounge/dining room with direct access to the rear garden, and a modern fitted kitchen.

Upstairs, the first floor features two good sized double bedrooms and a family bathroom.

Externally, the property benefits from on road parking and a garage with a lease of 94 years.

Early viewing is highly recommended to fully appreciate the space and excellent location on offer. Please contact Thomas Brown Estates in Orpington to arrange your viewing.



ENTRANCE PORCH

Double glazed opaque door to front, two large storage cupboards, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, understairs cupboard with space for fridge/freezer and tumble dryer, carpet, radiator.

LOUNGE/DINER

19' 04" x 13' 01" (5.89m x 3.99m) Double glazed sliding door to rear, double glazed panel to side, carpet, two radiators.



KITCHEN

11' 03" x 6' 06" (3.43m x 1.98m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, space for undercounter fridge, space for washing machine, space for tumble dryer, double glazed window to front, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM 1

13' 02" x 12' 07" (4.01m x 3.84m) (measured at maximum) Double glazed window to rear, carpet, radiator.



BEDROOM 2

13' 01" x 10' 02" (3.99m x 3.1m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" (9.14m) Decked area with rest laid to lawn, rear access.

FRONT

Path, mature shrubs.

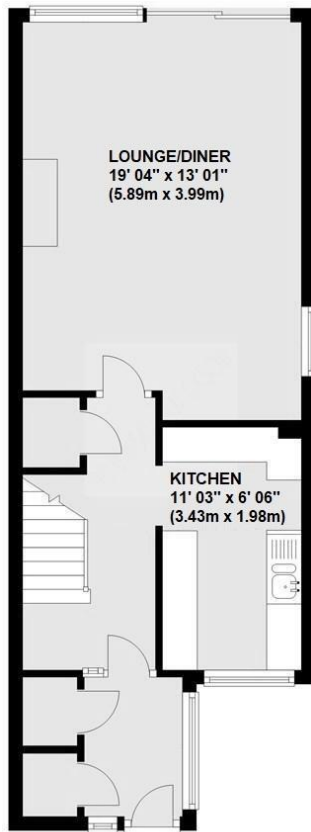
GARAGE

DOUBLE GLAZING

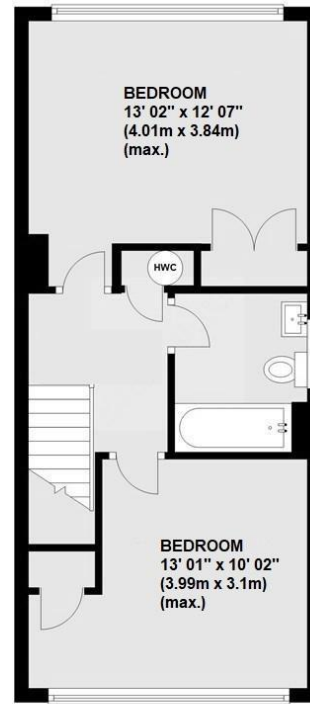
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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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