

THOMAS BROWN

ESTATES

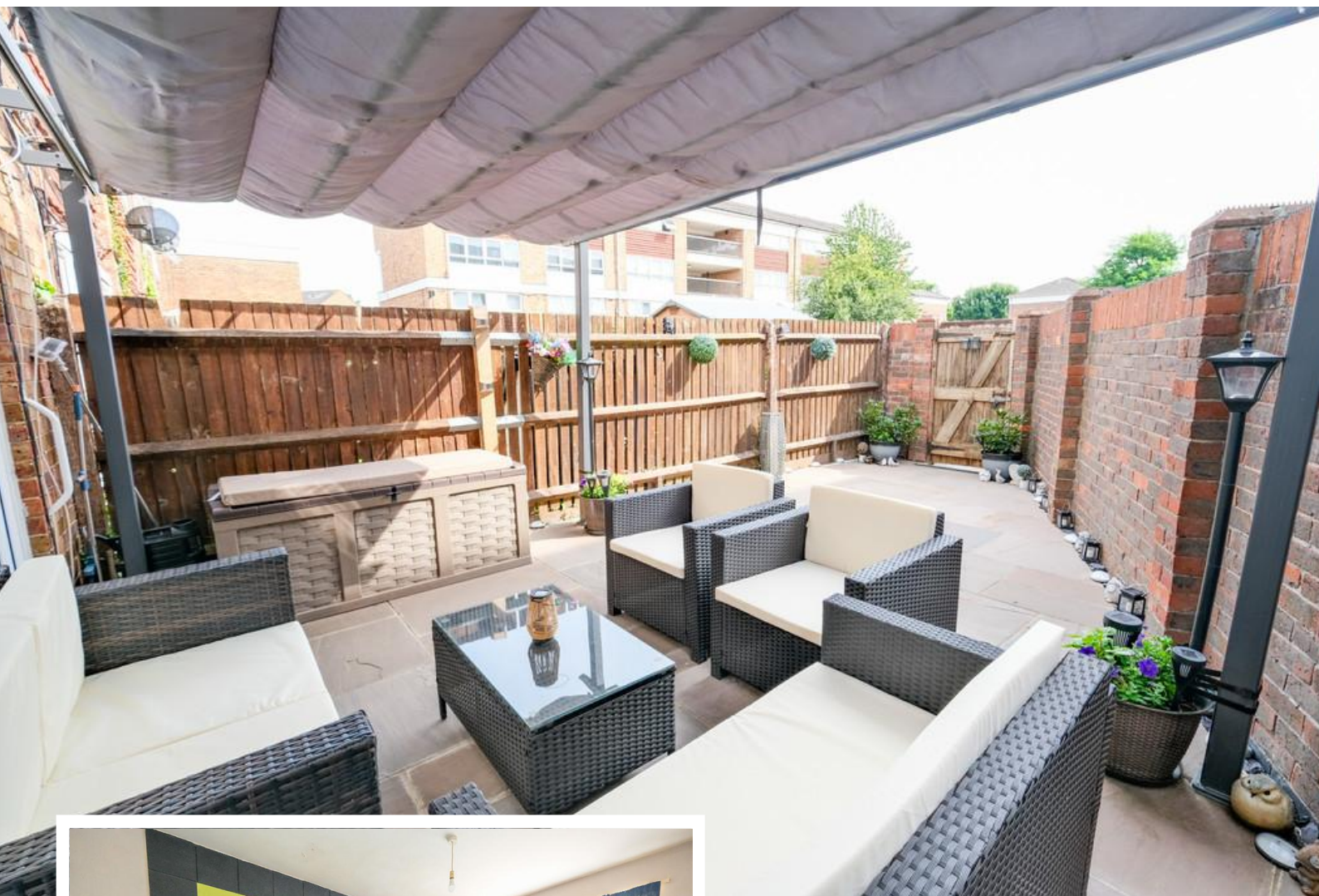


72 Petten Grove, Orpington, BR5 4PU

Asking Price: £300,000

- 3 Bedroom Split Level Maisonette
- Kitchen/Breakfast Room
- Recently Fitted Modern Bathroom
- Private Garden, On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, split level (ground floor entry) three bedroom maisonette boasting a private garden and recently fitted modern bathroom. The accommodation comprises; entrance hall, kitchen/breakfast room, lounge/dining room with direct access to the rear garden and a WC to the ground floor. To the first floor are three bedrooms (two being good size doubles) and family bathroom. Externally there is a recently landscaped rear garden, car park area and ample on road parking. Petten Grove is well located for Orpington High Street, Orpington and St. Mary Cray Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

(open plan to kitchen) Composite door to front, wood effect flooring, radiator.

LOUNGE/DINER

16' 02" x 11' 06" (4.93m x 3.51m) Double glazed window to rear, double glazed French doors to rear, wood effect flooring, radiator.

KITCHEN/BREAKFAST ROOM

13' 02" x 9' 05" (4.01m x 2.87m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, double glazed window to front, wood effect flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, vinyl flooring to landing.

BEDROOM

12' 09" x 9' 02" (3.89m x 2.79m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

14' 02" x 8' 03" (4.32m x 2.51m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM

9' 05" x 7' 05" (2.87m x 2.26m) Double glazed window to rear, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

25' 0" (7.62m) Low maintenance, rear access.



FRONT

Low maintenance front garden, on road parking for residents.

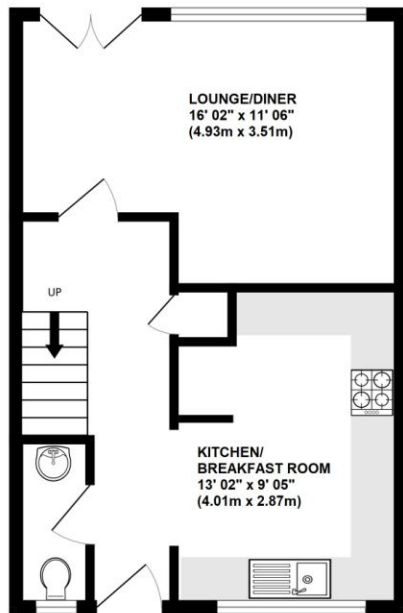
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

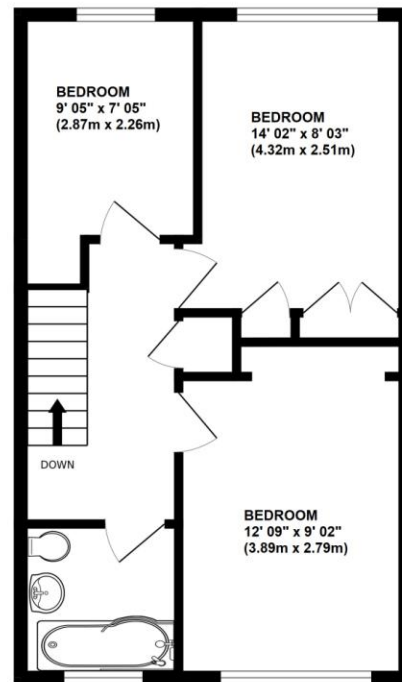
LEASEHOLD

84 years remaining.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

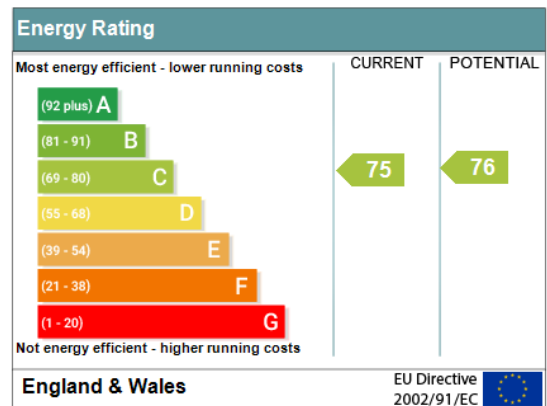


1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: C

Tenure: Leasehold – 84 years remaining

Service Charge: £1200 PA (£600 Per 6 Months) - As advised by vendor.

Ground Rent: £10 PA (£0.83 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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