

# THOMAS BROWN

ESTATES



**56 Arundel Drive, Orpington, BR6 9JG**

**Asking Price: £530,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Chelsfield Station & Goddington Park
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached home located in the ever popular BR6 area of Orpington, boasting fantastic potential to extend (STPP) and is being offered to the market with no forward chain.

Ideally positioned within easy walking distance of Chelsfield railway station, Goddington Park, The Highway Primary School, and St. Olave's Grammar School, the home enjoys a highly convenient and family friendly location.

The accommodation, which requires modernisation throughout (reflected in the asking price), comprises an entrance hallway, lounge, separate dining room and a kitchen with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a wider than average plot for the road, offering excellent scope for a rear and side extension, as well as a loft conversion (STPP), as seen with many neighbouring homes. To the front there is a private driveway providing off street parking for two vehicles.

Arundel Drive is particularly well regarded for its proximity to outstanding local schools, including The Highway Primary School, St. Olave's Grammar School, and Newstead Wood School, along with the open green spaces of Goddington Park.

Early viewing is highly recommended to fully appreciate the location and potential this home has to offer. Please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE

16' 11" x 12' 04" (5.16m x 3.76m) Double glazed window to front and rear, carpet, radiator.

#### DINING ROOM

9' 11" x 8' 07" (3.02m x 2.62m) Double glazed window to front, carpet, radiator.

#### KITCHEN

13' 08" x 7' 10" (4.17m x 2.39m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated electric hob, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to rear, door to side, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

#### BEDROOM 1

13' 11" x 9' 03" (4.24m x 2.82m) Two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

11' 10" x 11' 0" (3.61m x 3.35m) Two double glazed windows to front, carpet, radiator.



#### BEDROOM 3

9' 05" x 7' 04" (2.87m x 2.24m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side and rear, tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

56' 0" (17.07m) Patio area with rest laid to lawn, brick built storage sheds, outside WC.



#### FRONT

Drive, laid to lawn.

#### SIDE PLOT

14' 0" (4.27m)

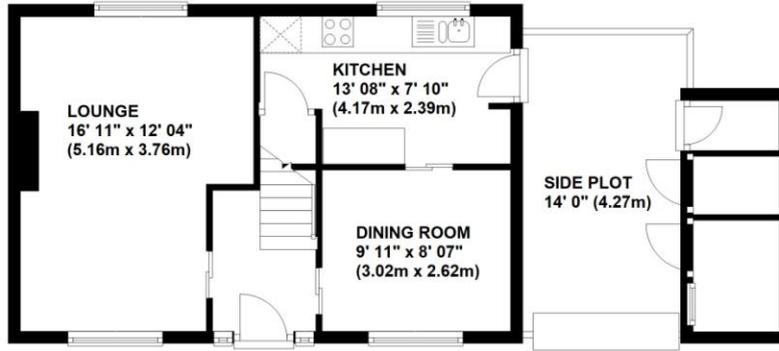
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

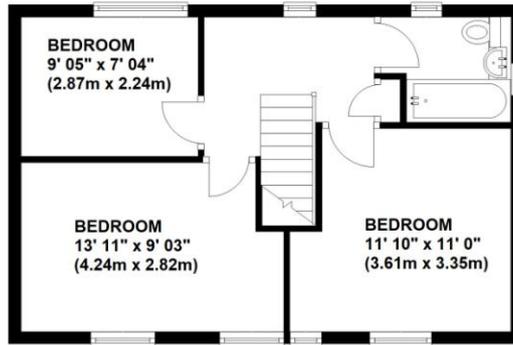
### Ground Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



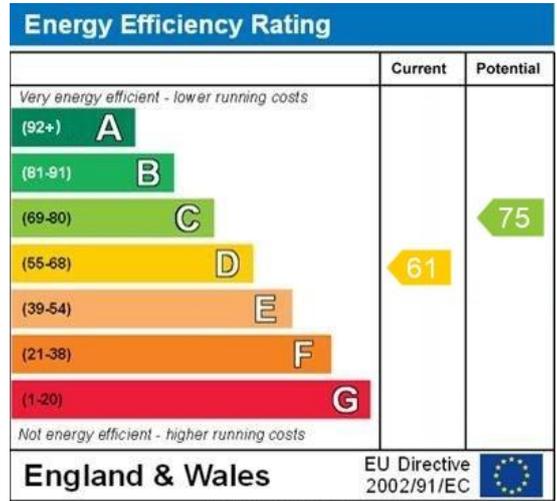
Total area: approx. 88.7 sq. metres (955.3 sq. feet)

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



**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.

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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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