

# THOMAS BROWN

ESTATES



**60 Leamington Avenue, Orpington, BR6 9QB** **Guide: £625,000-£650,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend Further (STPP)
- Sought After Location
- No Forward Chain, Rear Extended





## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to present this rear extended three bedroom semi-detached home, ideally positioned in a sought after BR6 location, perfectly placed for local schools and Orpington mainline station. Offered to the market with no forward chain, the property sits on a generous corner plot and offers excellent potential to extend to the side and/or into the loft (STPP).

The accommodation comprises: entrance hall way, a spacious 20'11 lounge with double doors opening into the dining room, a fitted kitchen and a ground floor WC. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally the property benefits from a mature rear garden, mainly laid to lawn, a garage to the side and a driveway to the front providing offstreet parking.

Leamington Avenue is ideally located for Tubbenden and Darrick Wood schools, local bus routes, and Orpington station, making it an excellent choice for families and commuters alike. Internal viewing is highly recommended - please contact Thomas Brown Estates in Orpington to arrange your appointment.





#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE

20' 11" x 14' 01" (6.38m x 4.29m) Gas fireplace, double glazed window to front, doors to dining room, carpet, radiator.

#### DINING ROOM

19' 07" x 8' 04" (5.97m x 2.54m) Double glazed French door to rear, double glazed door to rear, tile effect flooring, radiator.

#### KITCHEN

13' 02" x 7' 11" (4.01m x 2.41m) (open plan to dining room) Range of matching wall and base units with worktops over, sink, integrated oven, integrated gas hob with extractor over, space for dishwasher, double glazed window to side, tile effect flooring.



#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

13' 01" x 8' 11" (3.99m x 2.72m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 11" x 8' 0" (3.63m x 2.44m) Built in wardrobes, double glazed window to side, carpet, radiator.

#### BEDROOM 3

8' 09" x 8' 02" (2.67m x 2.49m) Double glazed window to rear, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to rear, carpet, heated towel rail.

#### SEPARATE WC

Low level WC, wash hand basin, double glazed opaque window to rear, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn.

#### GARAGE

Door to side.

#### FRONT

Drive, laid to lawn.

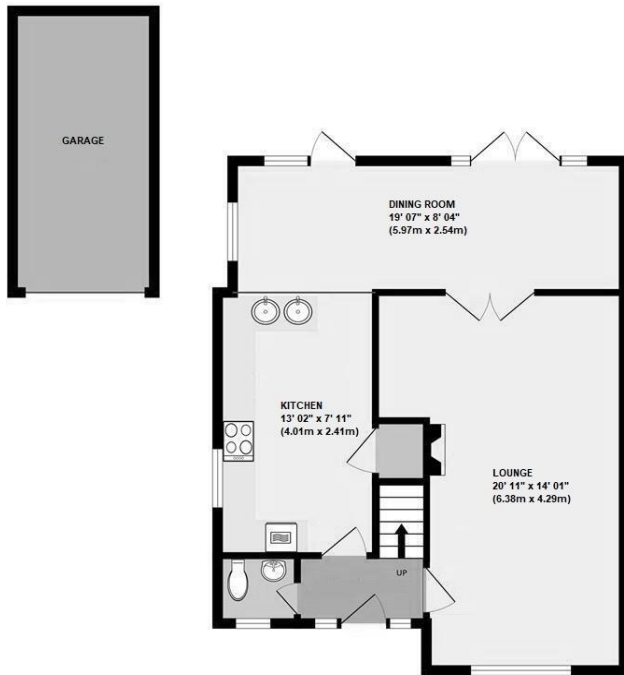
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

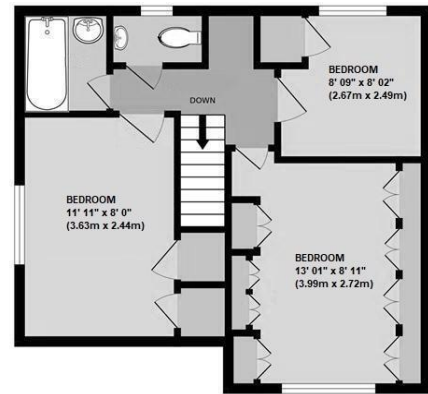
#### NO FORWARD CHAIN



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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