

THOMAS BROWN

ESTATES

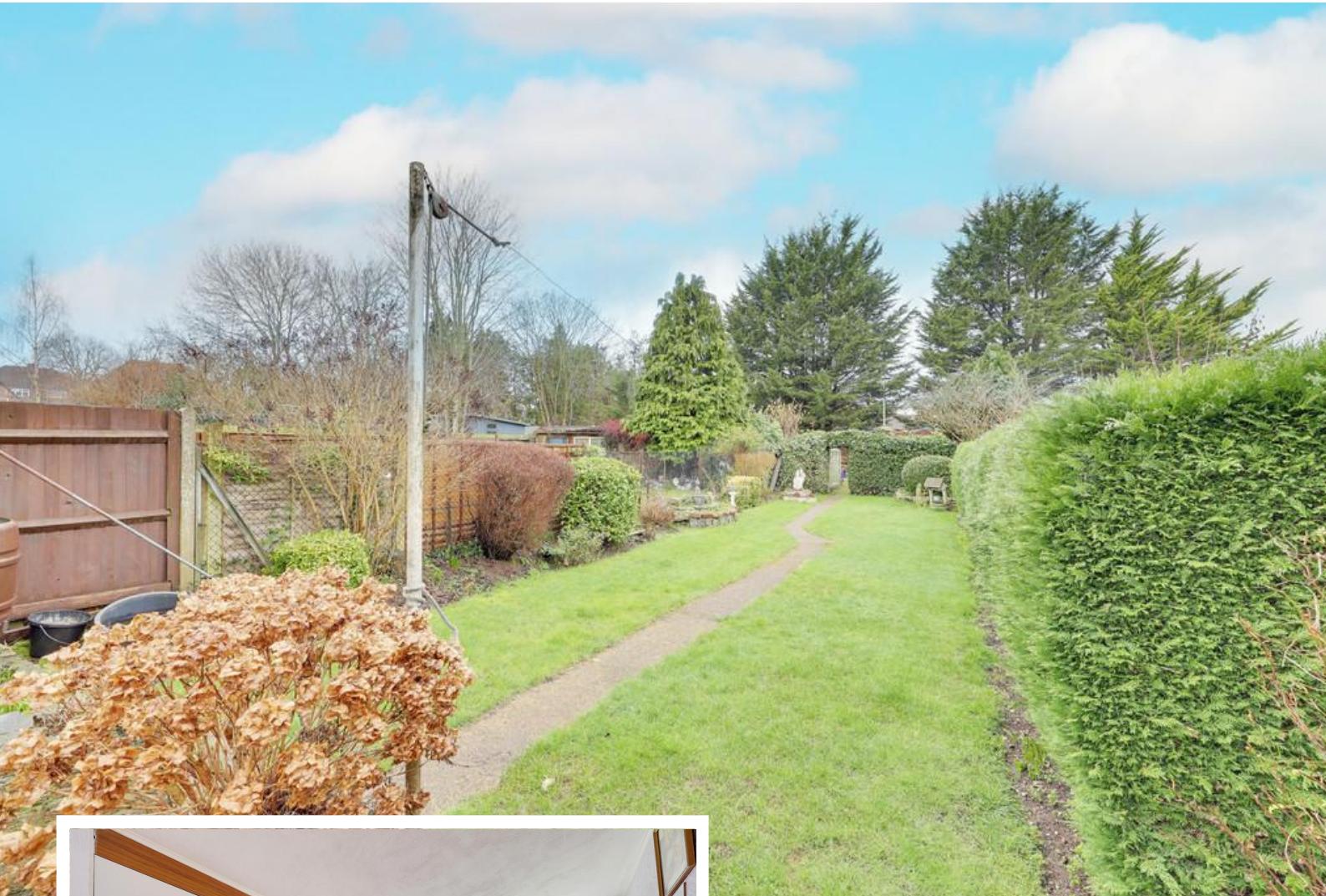


46 Stowe Road, Orpington, BR6 9HQ

Asking Price: £500,000

- 3 Bedroom Semi-Detached House
- Well located for Chelsfield Station & Goddington Park
- Potential to Extend (STPP)
- No Forward Chain, 150ft Rear Garden





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 an impressive 150ft rear garden, fantastic potential to extend (STPP) and is being offered to the market with no forward chain.

Ideally located within easy walking distance of Chelsfield Station, Goddington Park, The Highway Primary School, and St. Olave's Secondary School, the home is perfectly positioned for families and commuters alike.

The accommodation, which requires modernisation throughout (this has been reflected in the asking price), comprises an entrance porch and hallway, lounge and a 19ft kitchen/dining room with direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally the property boasts a large, 150ft mature rear garden, mainly laid to lawn and featuring multiple storage units and an outside WC. To the front there is ample on street parking.

Subject to planning permission, there is fantastic scope to extend to the rear and/or into the loft, as many neighbouring properties have done. Stowe Road is particularly well regarded for its proximity to excellent local schools, including The Highway, St. Olave's, and Newstead Woods Grammar Schools, as well as the open spaces of Goddington Park.

Early viewing is highly recommended to fully appreciate the location, garden size, and potential on offer. Please contact Thomas Brown Estates to arrange an appointment.





ENTRANCE PORCH

Opaque door to front, opaque panels to front and side.

ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panel to side, carpet, radiator.

LOUNGE

12' 08" x 12' 07" (3.86m x 3.84m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

19' 0" x 10' 10" (5.79m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed sliding door to rear, double glazed opaque door to side, part carpet and part tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet.

BEDROOM

12' 03" x 10' 11" (3.73m x 3.33m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM

12' 08" x 9' 01" (3.86m x 2.77m) (measured to front of wardrobes) Built in and fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

9' 02" x 7' 11" (2.79m x 2.41m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

150' 0" (45.72m) Patio area with rest laid to lawn, mature shrubs, pond, numerous storage units, brick built storage, outside WC.

FRONT

Low maintenance, on road parking.

COVERED SIDE ENTRANCE

DOUBLE GLAZING

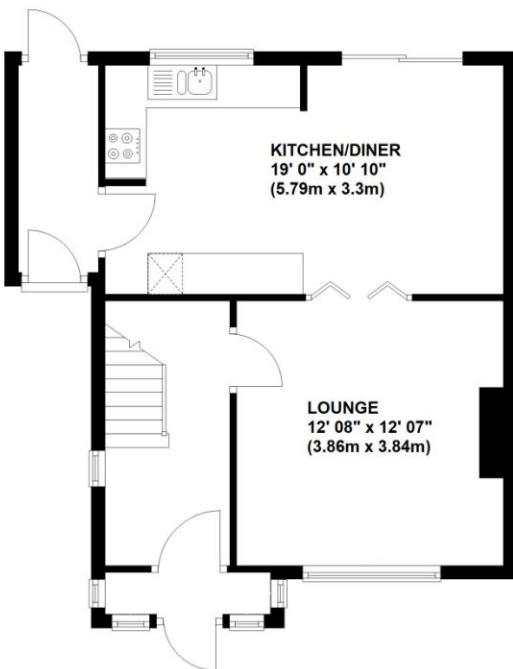
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



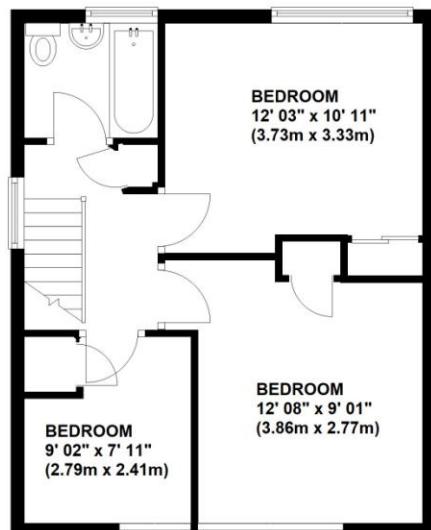
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



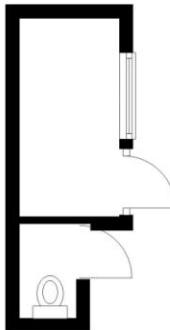
First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Outbuilding

Approx. 5.4 sq. metres (58.6 sq. feet)



Total area: approx. 95.5 sq. metres (1028.5 sq. feet)

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		

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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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