

# THOMAS BROWN

ESTATES



**14 Valley Road, Orpington, BR5 3DQ**

**Asking Price: £323,000**

- 2 Double Bedroom Ground Floor Maisonette
- Well Located for Local Schools & Shops
- Private Drive & Private Garden
- Long Lease (approx. 124 years)





## Property Description

Thomas Brown Estates are delighted to present this deceptively spacious, larger style two double bedroom ground floor maisonette, offered with a lease of approximately 124 years, a private driveway and a generous private garden with direct access from the property.

The accommodation comprises a welcoming entrance hallway, a spacious lounge/dining room and a fitted kitchen with direct access to the rear garden. There are two well-proportioned double bedrooms and a shower room.

Externally, the property benefits from a private rear garden with storage sheds, as well as a driveway providing convenient off street parking.

Valley Road is ideally located for a range of local schools, shops, bus routes, and mainline rail services, offering an excellent balance of convenience and residential appeal.

Early viewing is highly recommended to fully appreciate the space and location this property has to offer.



#### ENTRANCE HALL

Double glazed door to front, storage cupboard, carpet, radiator.

#### LOUNGE/DINER

14' 04" x 13' 10" (4.37m x 4.22m) Double glazed window to front, carpet, radiator.

#### KITCHEN

9' 05" x 9' 04" (2.87m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed opaque window to side, double glazed window and double glazed opaque doors to rear, vinyl flooring, radiator.



#### BEDROOM 1

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 10" x 9' 06" (3.91m x 2.9m) Double glazed window to front, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to rear, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

44' 0" x 31' 0" (13.41m x 9.45m) Patio area with rest laid to lawn, shed and brick built shed, side access.

#### FRONT

Driveway, laid to lawn.

#### DOUBLE GLAZING

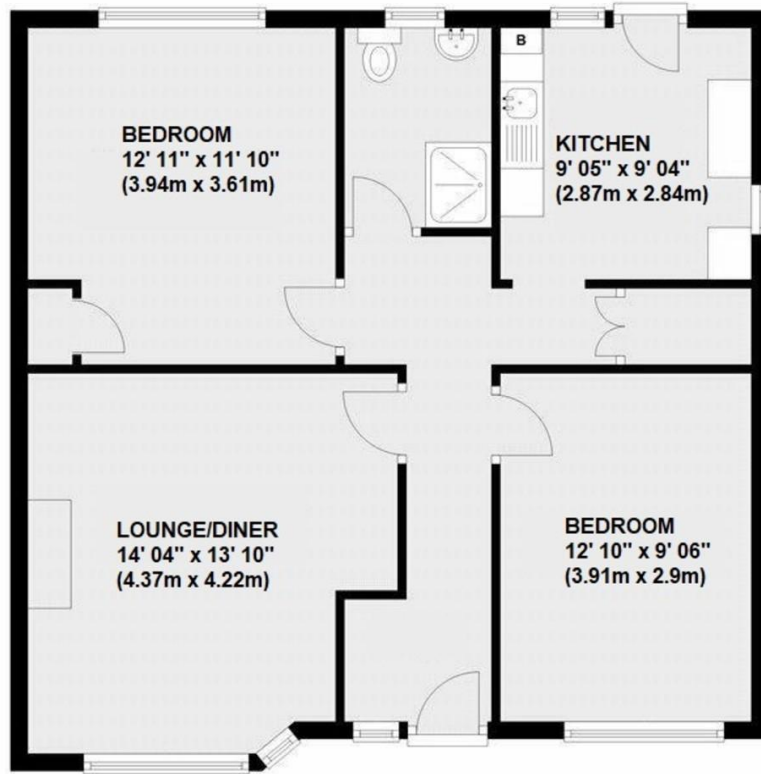
#### CENTRAL HEATING SYSTEM

#### LEASEHOLD

124 years remaining.



# Ground Floor



This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



**Council Tax Band: C**

**Tenure: Leasehold – 124 years remaining (approx.)**

**Service Charge (inc. building insurance): £420 PA (£35 PM) - As advised by vendor.**

**Ground Rent: none - As advised by vendor.**

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

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(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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