



**18 Stowting Road, Orpington, BR6 9SJ**

**Asking Price: £425,000**

- 2 Double Bedroom End of Terrace House
- Well Located for Locals Schools & Orpington Station
- Sought After Location
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to present this two double bedroom end of terrace home, offered to the market with no forward chain, and ideally situated in a sought after location in Orpington BR6.

Well positioned for Orpington Station and several highly regarded local schools including St. Olave's Grammar School, Tubbenden Primary School, Darrikk Wood School and Warren Road Primary School, this property offers both convenience and excellent family appeal.

The accommodation comprises an entrance hall, a bright lounge, and a spacious kitchen/diner spanning the rear of the property, with access to a useful utility room (single brick). To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally the property benefits from a low maintenance rear garden, a garage to the rear and ample on road parking. The home is also adjacent to a local recreation ground.

Stowting Road is ideally located for local shops, bus routes, and commuter links, making this an excellent opportunity for first time buyers, downsizers, or investors alike. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate all this property has to offer.



#### ENTRANCE HALL

Double glazed opaque door to front, wood flooring.

#### LOUNGE

14' 11" x 13' 05" (4.55m x 4.09m) Double glazed window to front, under stairs cupboard, carpet, radiator.

#### KITCHEN/DINER

16' 09" x 8' 07" (5.11m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker to stay, undercounter fridge, dishwasher to stay, double glazed window and double glazed door to rear, tiled flooring, radiator.



#### UTILITY ROOM

8' 0" x 4' 10" (2.44m x 1.47m) Stainless steel sink and drainer, fridge/freezer to stay, tumble dryer to stay, double glazed window to side, single brick walls, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

16' 09" x 9' 05" (5.11m x 2.87m) (measured at maximum) Built in and fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 11" x 10' 05" (3.63m x 3.18m) Built in wardrobe, double glazed window to rear, wood effect flooring, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

30' 0" (9.14m) (needs work) Decked area, flowerbed, rear access.

#### FRONT GARDEN

Enclosed front garden, laid to lawn.

#### GARAGE

16' 10" x 8' 07" (5.13m x 2.62m) Electric roller blind door, power and light.

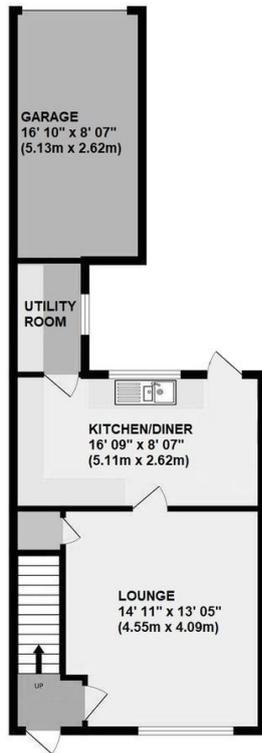
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

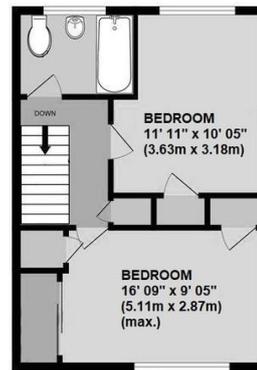
#### NO FORWARD CHAIN



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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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