

# THOMAS BROWN

ESTATES



**34 Stowe Road, Orpington, BR6 9HQ**

**Asking Price: £540,000**

- 3 Bedroom Extended Semi-Detached House
- Fantastic Potential to Extend Further (STPP)

- Well Located for Chelsfield Station
- 145' Rear Garden with a Garden Office





## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached home located in the ever popular BR6 area of Orpington, boasting an impressive 145ft rear garden and fantastic potential to extend further (STPP).

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 comprises an entrance hallway, lounge and a 18'11 kitchen/dining room which leads to the sun room with direct access to the rear garden. The ground floor is completed by a covered side entrance, WC and a potential utility space/home office. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally the property boasts a large 145ft mature rear garden with a handy garden office, mainly laid to lawn and featuring multiple seating areas. To the front there is ample on street parking.

Subject to planning permission, there is fantastic scope to extend further 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

Double glazed door to front, double glazed panels to front and side.

#### ENTRANCE HALL

Door to front, double glazed opaque window to side, laminate flooring, radiator.

#### LOUNGE

12' 08" x 12' 05" (3.86m x 3.78m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

18' 11" x 10' 10" (5.77m x 3.3m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed sliding door to sun room, solid oak flooring.



#### SUN ROOM

11' 06" x 7' 08" (3.51m x 2.34m) Double glazed window to side and rear, double glazed opaque door to side, solid oak flooring, radiator.

#### COVERED SIDE ENTRANCE

Sink.

#### CLOAKROOM

Low level WC, vinyl flooring.

#### POTENTIAL HOME OFFICE/UTILITY

8' 11" x 8' 11" (2.72m x 2.72m) Double glazed window to rear.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, laminate flooring.



#### BEDROOM 1

12' 07" x 10' 10" (3.84m x 3.3m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

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

#### BEDROOM 3

9' 01" x 7' 11" (2.77m x 2.41m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

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



#### OTHER BENEFITS INCLUDE:

#### GARDEN

145' 0" (44.2m) (approx.) Patio area with rest laid to lawn, mature shrubs, greenhouse, pond, allotment area.

#### GARDEN OFFICE

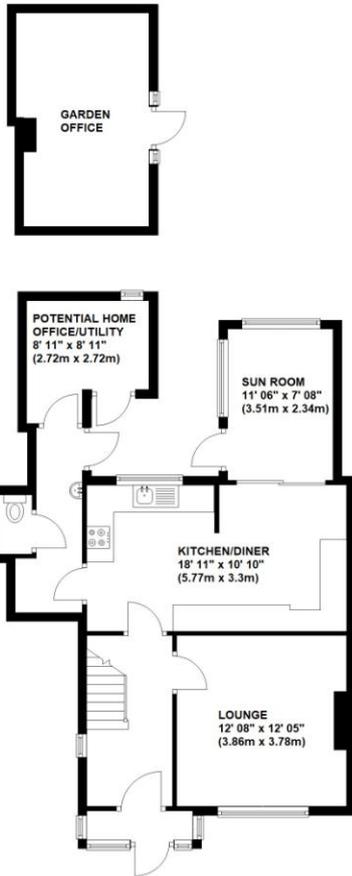
Power and Wi-Fi.

#### ON ROAD PARKING

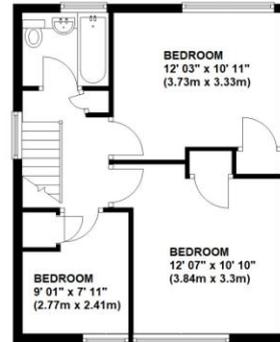
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

**Ground Floor**  
Approx. 78.6 sq. metres (846.1 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

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



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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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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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