

THOMAS BROWN

ESTATES



6 Liberty Mews, Orpington, BR6 0RZ

Asking Price: £600,000

- Three Bedroom Two Bathroom Townhouse
- Prime Location for Orpington Station & High Street
- Integral Garage & Off Street Parking
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer to the market this recently redecorated and deceptively spacious three bedroom, two bathroom end-of-terrace townhouse, available with no onward chain.

Situated within the highly desirable Liberty Mews development, comprising just six properties, the home enjoys a prime central location within easy reach of Orpington Station, the High Street, and a range of highly regarded schools, including Newstead Wood and St Olave's Grammar Schools.

The ground floor accommodation comprises an entrance hall, a kitchen/dining room with direct access to the rear garden, a convenient WC, and an integral garage.

On the first floor, there is a generous living room, a well proportioned bedroom, and a modern shower room. The second floor offers two double bedrooms, both benefiting from built in wardrobes, together with a family bathroom.

Externally, the property features a private rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. To the front, a driveway provides off street parking for two vehicles in addition to the integral garage.

Subject to the necessary planning permissions and consents, the property offers excellent potential for further enhancement, including a rear extension and/or conversion of the garage into a fourth bedroom, home office, or additional reception room.

Ideally positioned on Station Road, the property is conveniently located for local amenities, shops, bus routes, and Orpington mainline station, offering excellent transport links into Central London.



ENTRANCE HALL

Storage cupboard, door to front, tiled floor, radiator.

KITCHEN/DINING ROOM

12' 4" x 11' 4" (3.76m x 3.45m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated induction hob, integrated microwave, space for dishwasher, space for washing machine, space for undercounter fridge/freezer, double glazed window to rear, door to rear, tiled flooring, radiator.

WC

Low level WC, wash hand basin, tiled floor, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, radiator.



LOUNGE

17' 0" x 12' 5" (5.18m x 3.78m) Double glazed bay window to front, carpet, radiator.

BEDROOM

12' 4" x 8' 1" (3.76m x 2.46m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, tiled floor.

STAIRS TO SECOND FLOOR LANDING

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

BEDROOM

12' 5" x 11' 9" (3.78m x 3.58m) Built-in wardrobe, two double glazed bay windows to front, carpet, radiator.

BEDROOM

12' 4" x 8' 1" (3.76m x 2.46m) (measured to front of wardrobe) Built-in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, tiled floor, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" x 19' 0" (18.29m x 5.79m) Patio area with rest laid to lawn, side access.

INTEGRAL GARAGE

17' 9" x 8' 10" (5.41m x 2.69m) Up and over door to front, door to side, power and light, tap.

OFF STREET PARKING

Space for two vehicles.

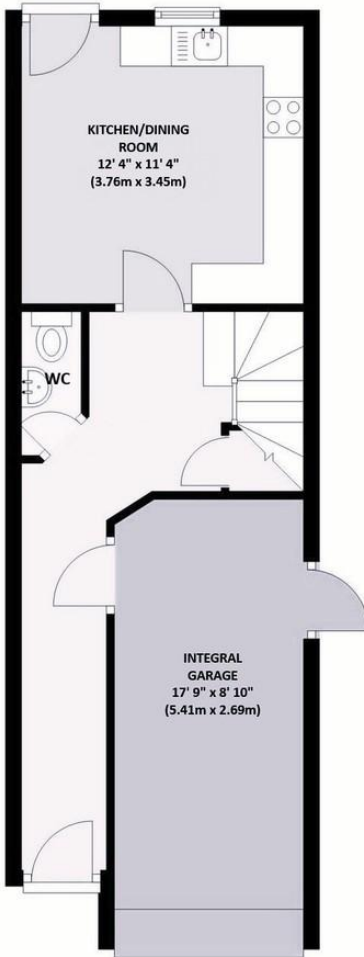
CENTRAL HEATING SYSTEM

FREEHOLD



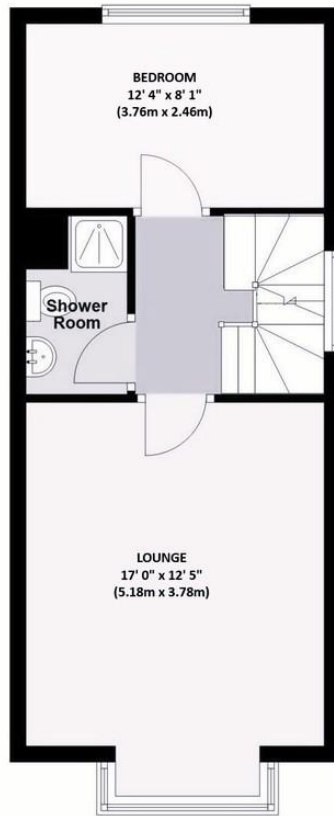
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



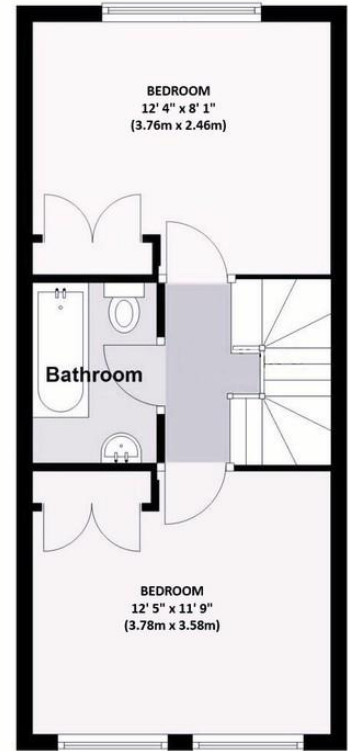
First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



Second Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 113.9 sq. metres (1226.3 sq. feet)



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			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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