

# THOMAS BROWN

ESTATES



**134 Gillmans Road, Orpington, BR5 4LD**

**Asking Price: £340,000**

- 2 Double Bedroom Ground Floor Maisonette
- Well Located for Local Shops & Stations
- Long Lease, No Service Charges
- Private Garden, Garage En-Bloc





## Property Description

Thomas Brown Estates are pleased to offer this surprisingly spacious ground floor maisonette, featuring a larger than average layout with two double bedrooms. The property comes with a long lease of approximately 935 years, a garage en-bloc, no service charges, and a generous private garden with direct access.

Inside, the property offers a welcoming entrance hall leading to a bright and spacious lounge/dining area with bi-fold doors opening onto the rear garden. The fitted kitchen also provides direct garden access. There are two well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden, a garage en-bloc, and on street parking to the front.

Situated on Gillmans Road, the property is conveniently located close to local schools, shops, bus routes, and mainline rail services, making it ideal for both convenience and comfortable living.

Early viewing is highly recommended to appreciate the space and location on offer.



#### ENTRANCE HALL

Double glazed opaque door to side, storage cupboard, laminate flooring, radiator.

#### LOUNGE/DINER

16' 04" x 12' 04" (4.98m x 3.76m) Double glazed bi-folding doors to rear, laminate flooring, radiator.

#### KITCHEN

10' 03" x 9' 08" (3.12m x 2.95m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated undercounter fridge, integrated undercounter freezer, space for cooker, extractor hood, space for dishwasher, space for washing machine, double glazed window to side, double glazed window and double glazed opaque door to rear, tiled flooring, radiator.



#### BEDROOM 1

14' 04" x 8' 11" (4.37m x 2.72m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

11' 06" x 8' 10" (3.51m x 2.69m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

46' 0" x 28' 0" (14.02m x 8.53m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Path to front door, on road parking.

#### GARAGE EN-BLOC

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

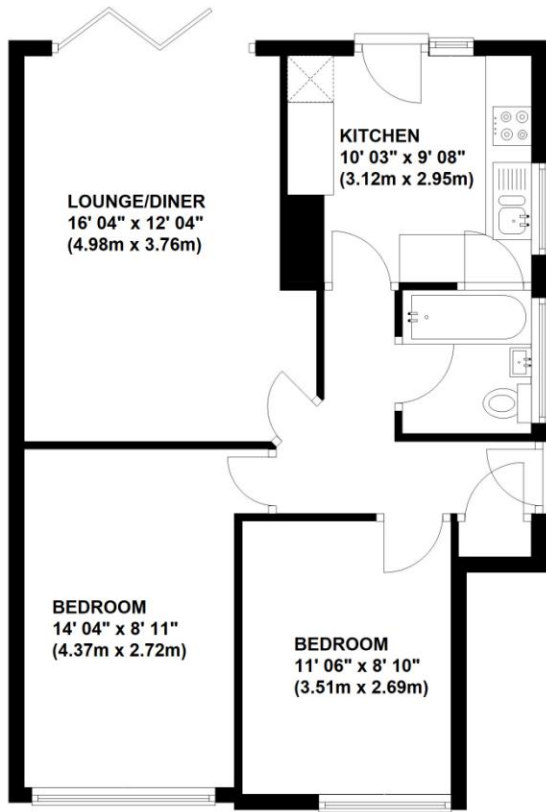
#### LEASEHOLD

935 years remaining.



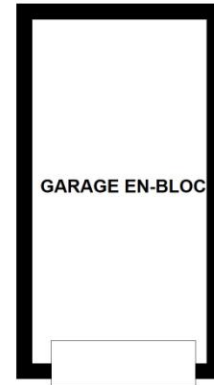
## Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



## Outbuilding

Approx. 10.1 sq. metres (108.6 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)

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



**Council Tax Band: C**

**Tenure: Leasehold – 935 years remaining (approx.)**

**Service Charge: none - As advised by vendor.**

**Ground Rent: £12 PA (£1 PM) - As advised by vendor.**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</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, Scotland &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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