

THOMAS BROWN

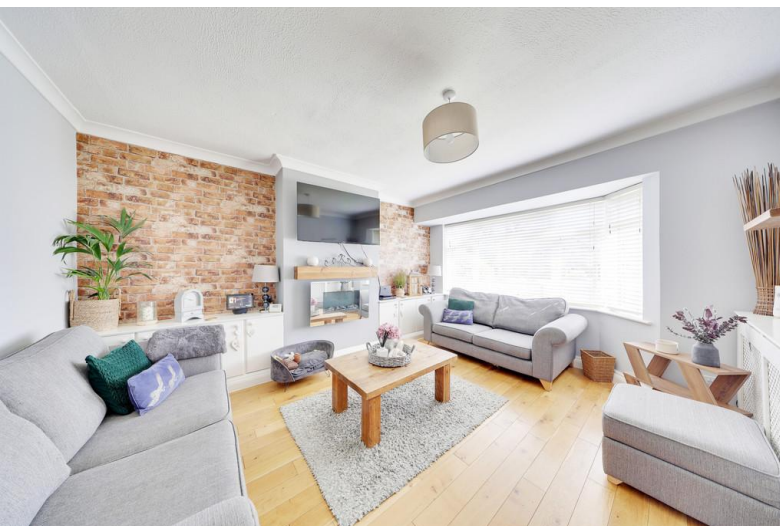
ESTATES



34 Valley Road, Orpington, BR5 3DQ

Asking Price: £335,000

- Larger Style Two Double Bedroom Ground Floor Maisonette
- Direct Access Private Garden
- Share of Freehold Offered with Extended Lease
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, beautifully modernised and immaculately presented, larger style two double bedroom ground floor maisonette- a Share of Freehold property being offered with an extended lease on completion and no forward chain.

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

Externally, the property benefits from a private rear garden with a workshop, as well as ample on road parking to the front.

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, specification and location this property has to offer.



ENTRANCE HALL

Double glazed door and opaque window to front, two storage cupboards, solid wood flooring, coconut mat, radiator.

LOUNGE / DINER

14' 6" x 13' 9" (4.42m x 4.19m) Built-in storage, double glazed window to front, solid wood flooring, radiator.

KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven with electric hob and extractor over, space for washing machine, breakfast bar, double glazed door and window to rear, double glazed opaque window to side, wood effect flooring.



BEDROOM

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

BEDROOM

12' 11" x 9' 7" (3.94m x 2.92m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with rainforest head shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

45' 0" x 26' 0" (13.72m x 7.92m) Patio and mature flower beds with rest laid to lawn, workshop.

FRONT GARDEN

Laid to lawn, path to front door.

WORKSHOP

13' 3" x 5' 1" (4.04m x 1.55m) Power and light, door to front, double glazed window to side.

ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

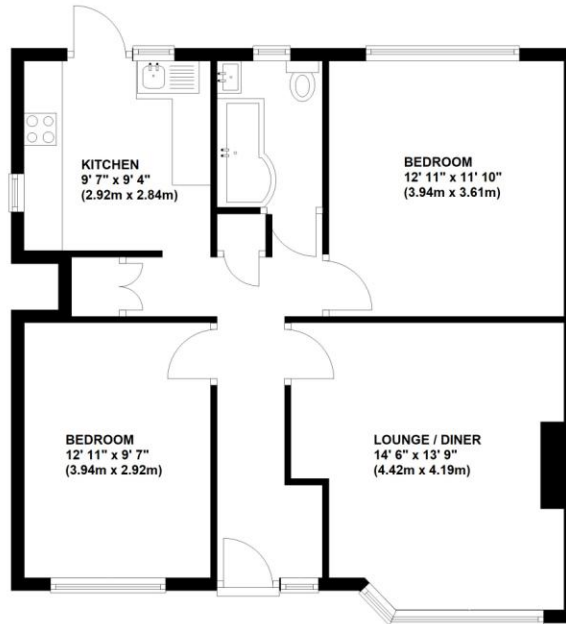
NO FORWARD CHAIN

SHARE OF FREEHOLD OFFERED WITH EXTENDED LEASE



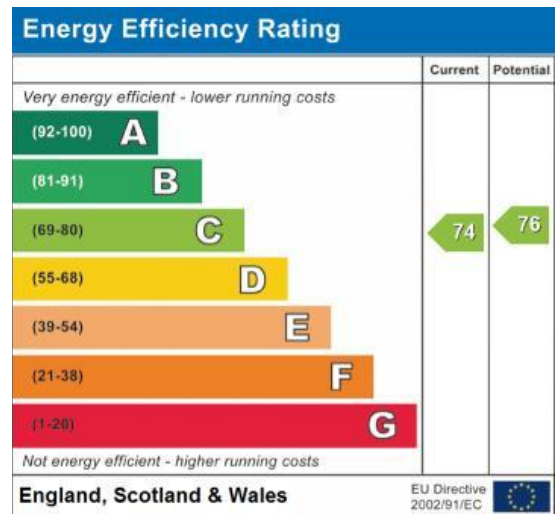
Ground Floor

Approx. 67.4 sq. metres (725.1 sq. feet)



Total area: approx. 67.4 sq. metres (725.1 sq. feet)

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



Council Tax Band: C

Tenure: Share of Freehold – offered with extended lease

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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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