

THOMAS BROWN

ESTATES



23 Laxey Road, Orpington, BR6 6BL

Asking Price: £565,000

- 3 Double Bedroom End of Terrace Victorian House
- Well Located for Local Schools & Chelsfield Station
- 25'6 Lounge/Dining Room, 2 Bathrooms
- Highly Desirable Location





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and beautifully presented three double bedroom, two bathroom end of terrace Victorian home. To fully appreciate the quality of finish, generous proportions and excellent central location, viewing is highly recommended.

Situated in the heart of the ever popular Green Street Green, the property is ideally located close to Chelsfield Station, local shops, highly regarded schools, High Elms and Glentrammon Park.

The accommodation comprises an entrance hall, a 25'6" lounge/dining room, modern fitted kitchen and a lean-to/utility room on the ground floor.

On the first floor are two double bedrooms and a particularly spacious family bathroom with both a separate bath and shower.

Occupying the top floor, the principal bedroom benefits from its own en-suite shower room.

To the rear is a mature garden, ideal for entertaining and al fresco dining, with a cabin providing excellent space for a home office with additional storage. To the front of the property there is on street parking.

Located within the highly desirable BR6 area, this exceptional home combines stylish living with an enviable setting. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Opaque composite door to front, wood effect flooring, coconut mat, radiator.

LOUNGE/DINER

25' 06" x 11' 02" (7.77m x 3.4m) Double glazed bay window with shutters to front, double glazed door to rear, understairs cupboard, Amtico flooring, two radiators.

KITCHEN

11' 07" x 7' 08" (3.53m x 2.34m) Range of matching wall and base units with solid wood worktops over, butler sink, cooker, integrated fridge/freezer, space for washing machine, double glazed window to rear, double glazed door to side, Amtico flooring.

LEAN-TO/UTILITY

11' 07" x 5' 04" (3.53m x 1.63m) Space for fridge/freezer, space for washing machine, two double glazed windows to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM 2

14' 02" x 11' 03" (4.32m x 3.43m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 3

12' 04" x 8' 05" (3.76m x 2.57m) Double glazed window to rear, wood effect flooring, radiator.

BATHROOM

11' 05" x 7' 09" (3.48m x 2.36m) WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle, double glazed opaque window to rear, wood effect flooring, heated towel rail, radiator.



STAIRS TO SECOND FLOOR LANDING

Double glazed panel to rear, carpet.

BEDROOM 1

18' 08" x 13' 04" (5.69m x 4.06m) (measured at maximum) Eaves storage, double glazed window to rear, Velux window to front, carpet, radiator.

EN-SUITE

WC, wash hand basin, shower cubicle, double glazed opaque window to rear, wood effect flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

36' 0" x 19' (10.97m x 5.79m) (measured to cabin) Patio, mature flowerbeds, side access.

CABIN/SHED

Cabin: 8' 10" x 8' 08" (2.69m x 2.64m) Door to front, window to front, carpet.

Shed: 8' 11" x 5' 11" (2.72m x 1.8m) Door to front, window to side, power and light.

FRONT

Flowerbeds, on road parking.

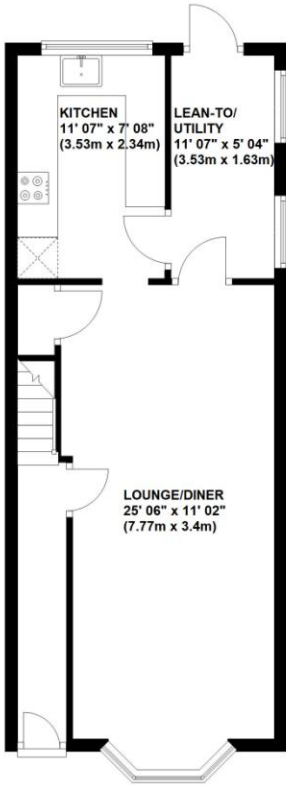
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



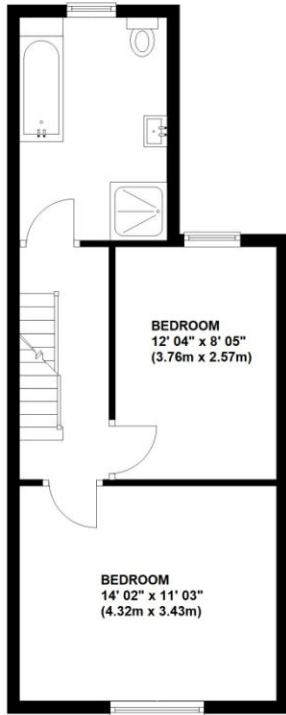
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



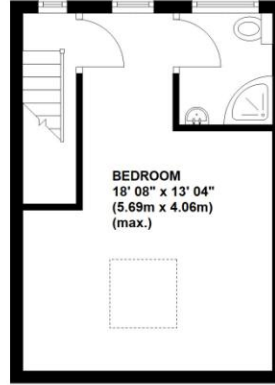
First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



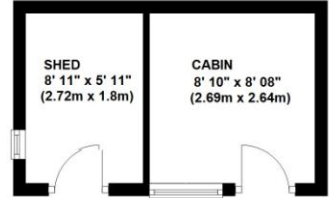
Second Floor

Approx. 22.8 sq. metres (245.7 sq. feet)



Outbuilding

Approx. 12.6 sq. metres (135.5 sq. feet)



Total area: approx. 119.1 sq. metres (1282.4 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>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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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