

THOMAS BROWN

ESTATES



12 Edith Road, Orpington, BR6 6JQ

Asking Price: £575,000

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Situated in a Quiet Location
- Close Proximity to Warren Road School & Chelsfield Station
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace Victorian property being offered to the market with no forward chain, situated in a quiet location boasting close proximity to Warren Road School, Chelsfield Station and local shops. The accommodation on offer comprises: entrance hallway, lounge, dining room and fitted kitchen to the ground floor. Stairs to the first floor provide access to three bedrooms and a family bathroom. Externally there is a private garden to the rear - with a garage and off street parking also to the rear. The property also benefits from double glazing and a central heating system. Edith Road is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estates to arrange an appointment to view.





LOUNGE

14' 01" x 13' 10" (4.29m x 4.22m) (measured into bay)
Feature fireplace, double glazed bay sash window to front, carpet, two radiators.

DINING ROOM

18' 05" x 9' 09" (5.61m x 2.97m) (measured to longest point)
Double glazed window to rear, understairs storage, laminate flooring, two radiators.

KITCHEN

10' 11" x 8' 07" (3.33m x 2.62m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, integrated oven, integrated gas hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, double glazed window to rear, double glazed door to side, part tiled walls, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access. carpet.

BEDROOM 1

11' 08" x 11' 08" (3.56m x 3.56m) (measured to back of wardrobes)
Built in wardrobes, double glazed sash window to front, carpet, radiator.

BEDROOM 2

10' 07" x 9' 10" (3.23m x 3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 06" x 6' 01" (2.59m x 1.85m) Double glazed sash window to front, carpet, radiator.

BATHROOM

11' 02" x 8' 08" (3.4m x 2.64m) WC, wash hand basin in vanity unit, bath, shower cubicle, double glazed window to rear, part tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" (15.24m) (approx.) Patio area with rest laid to lawn, pathway.

GARAGE

19' 09" x 9' 06" (6.02m x 2.9m) Personal door, up and over door to rear, double glazed window, power and light.

OFF STREET PARKING

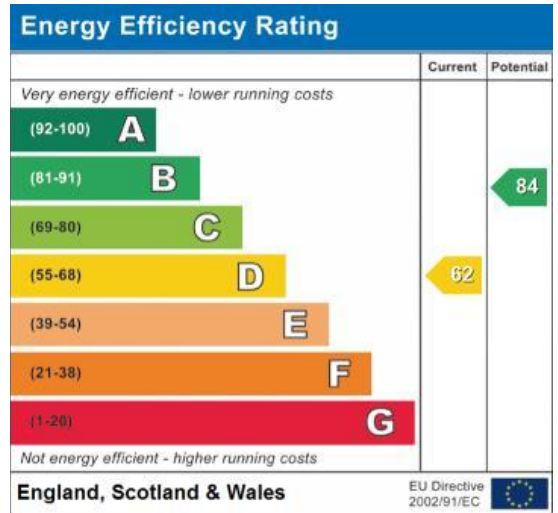
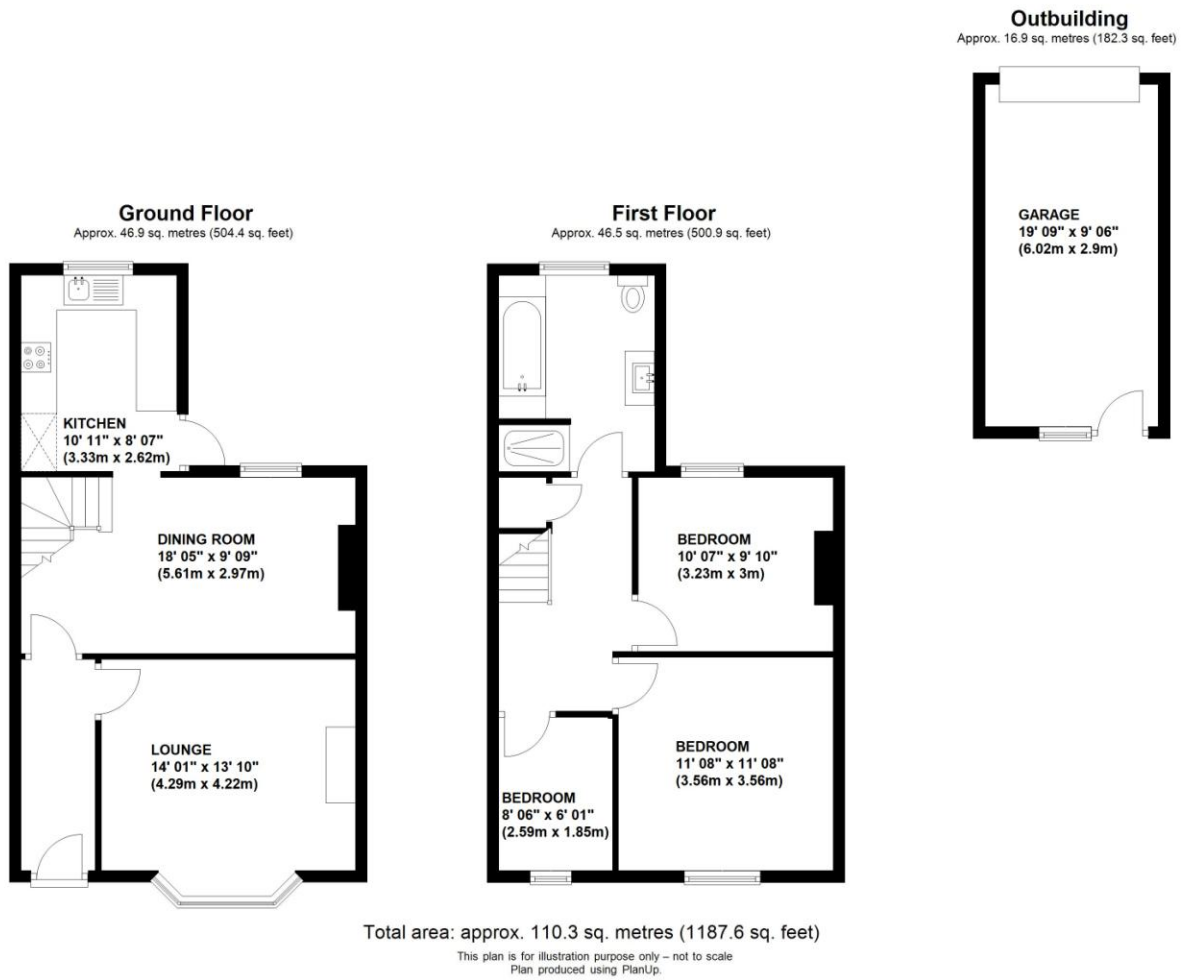
To rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Council Tax Band: D

Tenure: Freehold

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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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