

# THOMAS BROWN

ESTATES

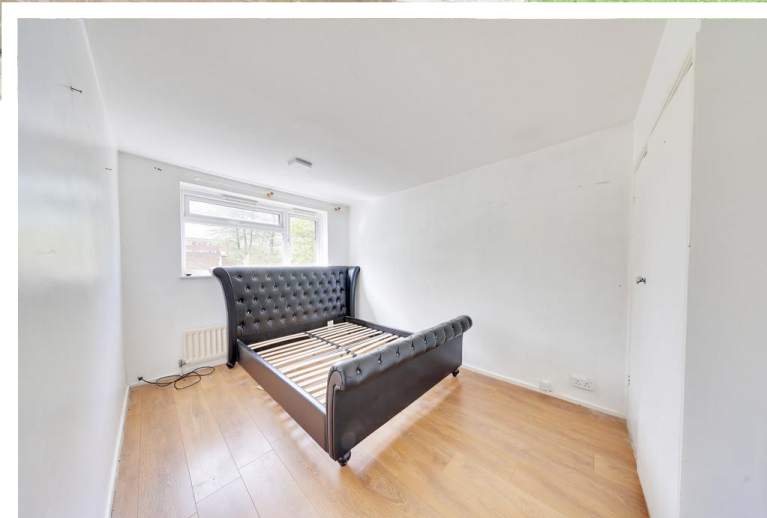


**89 Cowden Road, Orpington, BR6 0TP**

**Asking Price: £420,000**

- 3 Bedroom End of Terrace House
- Well Located for Orpington High Street & Station
- Perry Hall Primary School Catchment
- No Forward Chain, Quiet Location





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace property being offered to the market with no forward chain. It is situated in a quiet location as well as being in the catchment of Perry Hall Primary School and within walking distance of Orpington Station and High Street. The property on offer comprises: entrance hall, kitchen/dining room, lounge that spans the rear of the property and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there are front and rear gardens, and ample parking for residents to the front and to the rear. Other benefits include central heating system and double glazing. Cowden Road is well located for Poverest Park, local schools, Orpington High Street, Orpington Station and local bus routes. Please call Thomas Brown Estates to book your appointment to view.



#### ENTRANCE PORCH

Double glazed door to front, double glazed panel to front, tiled flooring, radiator.

#### LOUNGE

15' 07" x 13' 0" (4.75m x 3.96m) Double glazed window to rear, double glazed door to garden, laminate flooring, radiator.

#### KITCHEN/DINING AREA

15' 07" x 14' 01" (4.75m x 4.29m) (measured to widest point) Kitchen: Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven, integrated hob with extractor over, space for fridge/freezer, space for washing machine, plumbing for dishwasher, tiled splashback, double glazed window to front, tiled flooring.

Dining area: Door to entrance porch, laminate flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed window to front, part tiled walls, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.



#### BEDROOM 1

12' 07" x 8' 07" (3.84m x 2.62m) (plus recess 2' 07 x 2' 05) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 2

11' 02" x 8' 07" (3.4m x 2.62m) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 3

9' 07" x 6' 09" (2.92m x 2.06m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over, double glazed window to front, tiled walls, tiled flooring, radiator.



#### GARDEN

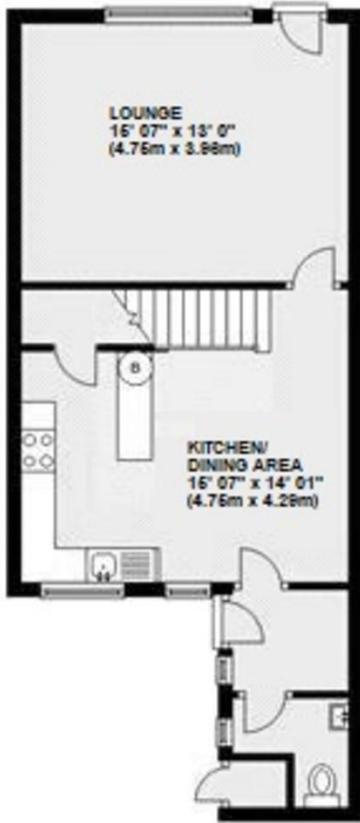
20' 0" (6.1m) (approx.) Patio area with rest artificial lawn, shed, rear access gate.

#### DOUBLE GLAZING

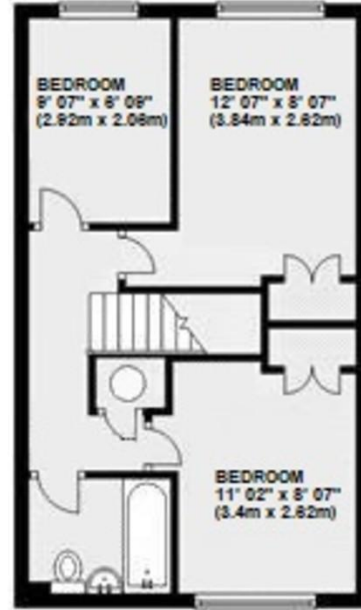
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

## Ground Floor



## First Floor



This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

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>		80
(55-68)	<b>D</b>	81	
(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	

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES