

THOMAS BROWN

ESTATES



18 Sidmouth Road, Orpington, BR5 2EQ

Asking Price: £475,000

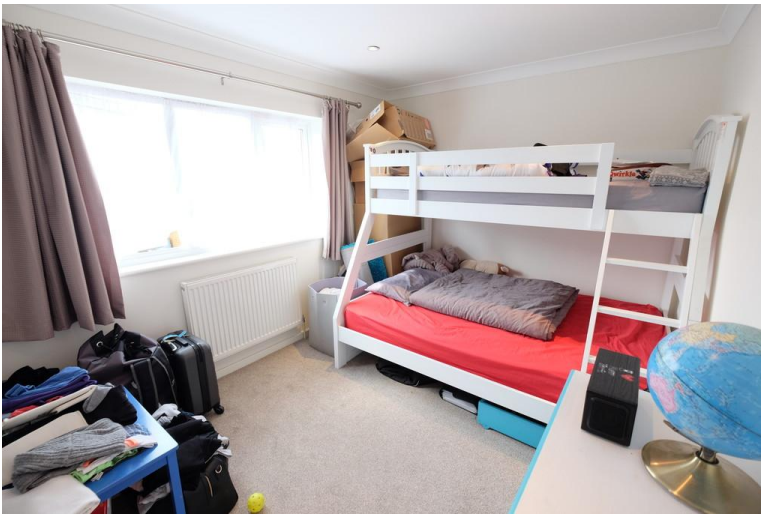
- 3 Bedroom Extended Mid Terrace House
- Well Located for Local Schools & Stations
- 2 Reception Rooms
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom mid-terrace family home set within a popular residential road in the Poverest area of Orpington. The well-presented property on offer comprises: entrance hallway, through lounge, kitchen, second reception room, and cloakroom to the ground floor. To the first floor, there is a landing giving access to three good size bedrooms and a family bathroom. Externally, there is a private garden to the rear aspect of the property, and on-street parking to the front. The property is also offered with no forward chain. Sidmouth Road is well located both St. Mary Cray and Petts Wood mainline stations, as well as local bus routes and schools. Please call Thomas Brown Estates in Orpington to arrange your appointment to view.



Entrance Hall:

Double glazed door and double glazed panel to front, carpet, radiator.

Through Lounge:

21' 9" x 10' 4" (6.63m x 3.15m). Double glazed window to front, double glazed door to rear, carpet, radiator.

Reception Room 2:

10' 5" x 9' 6" (3.18m x 2.9m). Double glazed window to rear, double glazed door to garden, carpet, radiator.

Kitchen:

12' 4" x 6' 8" (3.76m x 2.03m). Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, plumbing for washing machine, part tiled walls, tiled flooring.

Cloakroom:

Low level WC, wash hand basin, tiled flooring.

Stairs To First Floor Landing:

Loft access, carpet, radiator.

Bedroom 1:

13' 3" x 10' 7" (4.04m x 3.23m). Airing cupboard, double glazed window to front, carpet, radiator.

Bedroom 2:

12' 6" x 8' 7" (3.81m x 2.62m). Double glazed window to rear, carpet, radiator.

Bedroom 3:

9' 5" x 7' 11" (2.87m x 2.41m). Double glazed window to front, carpet, radiator.

Bathroom:

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, double glazed window to rear, tiled walls, vinyl flooring.

Other Benefits Include:

Garden:

Laid to lawn, flowerbeds, brick storage shed, side access gate.

Double Glazing

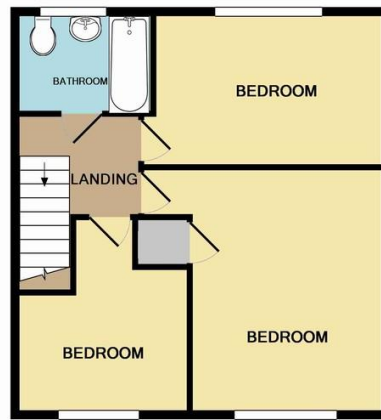
Central Heating System

No Forward Chain





GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

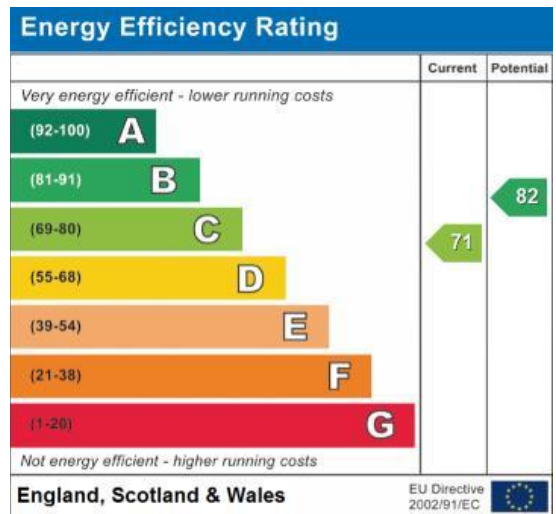


1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band: D

Tenure: Freehold

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.

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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
sales@thomasbrownestates.co.uk

01689 884444

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

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ESTATES