

THOMAS BROWN

ESTATES



2 Roseberry Gardens, Orpington, BR6 9QE **Asking Price: £635,000**

- 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Station
- 2 Reception Rooms & 92' Rear Garden
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to present this immaculately maintained three bedroom semi-detached home, offered to the market with no forward chain. Boasting a stunning 92' mature rear garden, this property must be viewed to be fully appreciated.

Ideally located in a quiet and highly sought after central area, the home is within easy reach of Orpington Station, the High Street, and well regarded schools including Newstead Woods Grammar School, Darrick Wood and Tubbenden Primary School.

The ground floor accommodation comprises an entrance porch leading into a spacious hallway, a bright and comfortable lounge, and a dining room with direct access to the rear garden-perfect for entertaining. There is also a well-appointed kitchen and a convenient ground floor WC.

Upstairs, the first floor offers three bedrooms and a deceptively spacious family bathroom, complete with both a separate bath and shower.

Externally, the property truly shines with its mature rear garden, predominantly laid to lawn and complemented by a patio area ideal for alfresco dining. Additional benefits include a garage to the side and a driveway to the front providing off street parking.

Subject to planning permission, there is excellent potential to extend to the rear, side, or into the loft space, as many neighbouring properties have done.

Situated on Roseberry Gardens, the property enjoys close proximity to local schools, shops, bus routes, and Orpington mainline station.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents to arrange your appointment.





ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE

13' 11" x 11' 10" (4.24m x 3.61m) Double glazed window to front, carpet, radiator.

DINING ROOM

12' 11" x 10' 03" (3.94m x 3.12m) Double glazed French doors to rear, carpet, radiator.

KITCHEN

9' 08" x 9' 0" (2.95m x 2.74m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, pantry, double glazed window to rear, door to side, tile effect flooring, radiator.



LOBBY

Double glazed opaque door to side, vinyl flooring.

TOILET

WC, double glazed opaque window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

13' 11" x 10' 04" (4.24m x 3.15m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 11" x 10' 04" (3.94m x 3.15m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 05" x 7' 07" (2.57m x 2.31m) Double glazed window to front, carpet, radiator.



BATHROOM

WC, wash hand basin, bath with shower attachment, shower cubicle, two double glazed opaque windows to side, tiled flooring, heated towel rail, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

92' 0" x 32' 0" (28.04m x 9.75m) Patio area with rest laid to lawn, mature hedges and shrubs, side access.

FRONT

Low maintenance, drive.

GARAGE

16' 05" x 11' 01" (5m x 3.38m) Up and over door to front, window to side, door to rear, power and light.

DOUBLE GLAZING

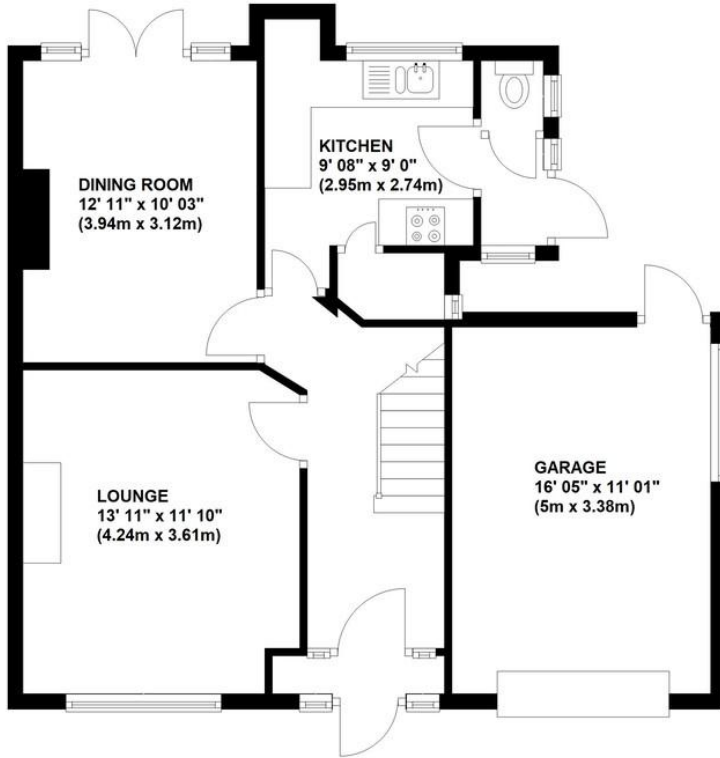
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



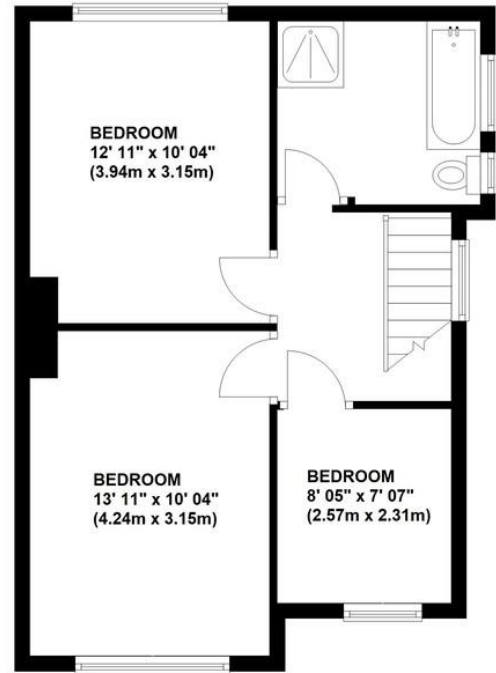
Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 112.4 sq. metres (1210.2 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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