

THOMAS BROWN

ESTATES



36 Valley Road, Orpington, BR5 3DQ

Asking Price: £300,000

- 2 Double Bedroom First Floor Maisonette
- Well Located for Local Shops & Stations
- Share of Freehold Offered with Extended Lease
- Private Rear Garden, No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well maintained, larger style two double bedroom first floor maisonette- a Share of Freehold property being offered with an extended lease on completion and no forward chain.

The accommodation comprises: stairs to a welcoming entrance hallway, a spacious lounge/dining room and a kitchen. There are two well-proportioned double bedrooms both with fitted wardrobes and a wet room.

Externally, the property benefits from a private rear garden, as well as ample on road parking to the front.

Valley Road is ideally located for a range of local schools, shops, bus routes, and mainline rail services, offering an excellent balance of convenience and residential appeal.

Early viewing is highly recommended to fully appreciate the space and location this property has to offer.



ENTRANCE HALL

Double glazed opaque door to side, steps to inner hall.

INNER HALL

Carpet.

LOUNGE/DINER

17' 09" x 14' 06" (5.41m x 4.42m) Two double glazed windows to front, carpet, two radiators.

KITCHEN

9' 09" x 9' 04" (2.97m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to side and rear, vinyl flooring.



BEDROOM 1

12' 11" x 10' 11" (3.94m x 3.33m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 11" x 9' 06" (3.94m x 2.9m) Fitted wardrobes, double glazed window to front, carpet, radiator.



WET ROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 35' 0" (10.67m x 10.67m) Brick built shed, laid to lawn, mature flowerbeds.

ON ROAD PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

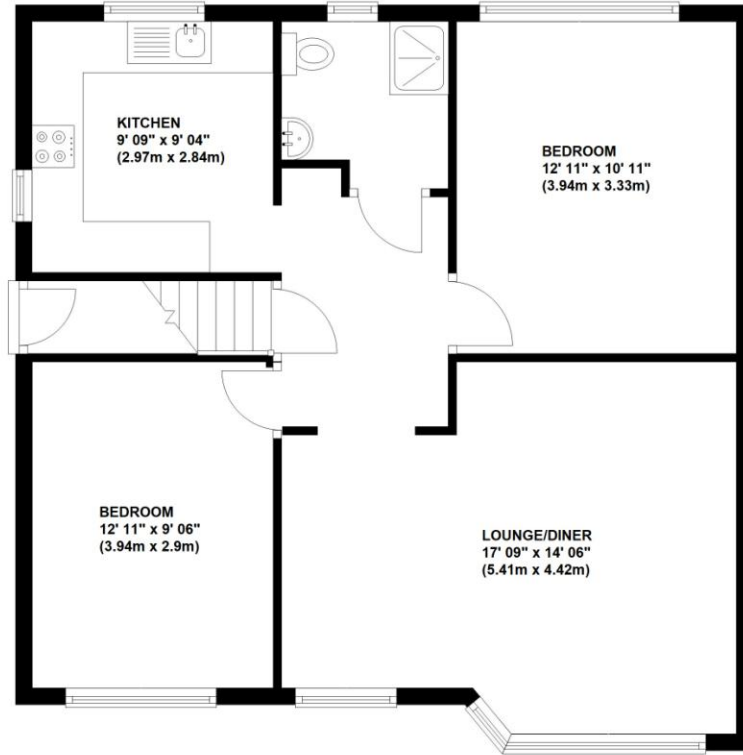
NO FORWARD CHAIN

SHARE OF FREEHOLD OFFERED WITH EXTENDED LEASE



Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(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	

Council Tax Band: C

Tenure: Share of Freehold – offered with extended lease

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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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