

# THOMAS BROWN

ESTATES



**8 Goodmead Road, Orpington, BR6 0HX**

**Asking Price: £495,000**

- 3 Bedroom Semi-Detached House
- Potential to Extend to Side & Rear (STPP)
- Well Located for Orpington High Street & Station
- Off Street Parking for Multiple Vehicles





## Property Description

Thomas Brown Estates are pleased to present this well maintained and modern three bedroom semi-detached home, ideally located just minutes from Orpington High Street and within walking distance of Orpington Station.

The accommodation comprises an entrance hall with bespoke downstairs storage, a comfortable lounge, and a spacious kitchen/dining room spanning the rear of the property, with direct access to the garden.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a rear garden mainly laid to lawn, together with a substantial decked area to the side and rear, ideal for outdoor entertaining. To the front, there is a driveway providing off street parking for multiple vehicles.

Subject to the necessary planning permissions, the property offers excellent potential for side and rear extensions, with several neighbouring properties having undertaken similar improvements.

Goodmead Road is conveniently situated for Orpington High Street, Orpington mainline station, local schools, and bus routes, making it an excellent choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the location, potential, and quality of accommodation on offer. For further information or to arrange a viewing, please contact Thomas Brown Estates.





#### ENTRANCE HALL

Composite door to front, bespoke understairs storage, coconut mat, laminate flooring, radiator.

#### LOUNGE

11' 06" x 10' 08" (3.51m x 3.25m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

17' 11" x 11' 10" (5.46m x 3.61m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated wine cooler, double glazed window and double glazed French doors to rear, laminate flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Opaque panel to side, carpet.

#### BEDROOM 1

12' 0" x 10' 08" (3.66m x 3.25m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

10' 08" x 10' 07" (3.25m x 3.23m) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 3

7' 03" x 6' 11" (2.21m x 2.11m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, part tiled walls, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" x 27' 0" (9.14m x 8.23m) Two decked areas with rest laid to lawn, flowerbeds, side access.

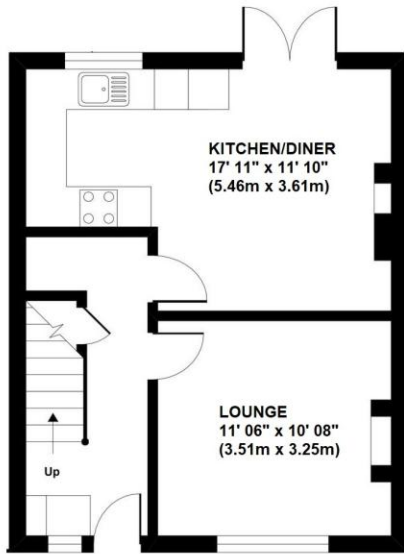


#### OFF STREET PARKING

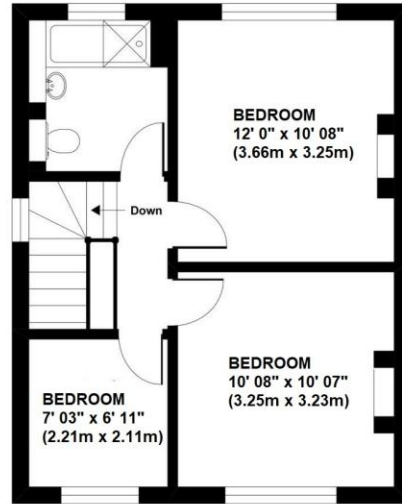
Drive with space for multiple vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR



FIRST FLOOR

Approximate Area = 834 sq ft / 77.4 sq m  
For identification 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>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	86	
(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

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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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