

THOMAS BROWN

ESTATES

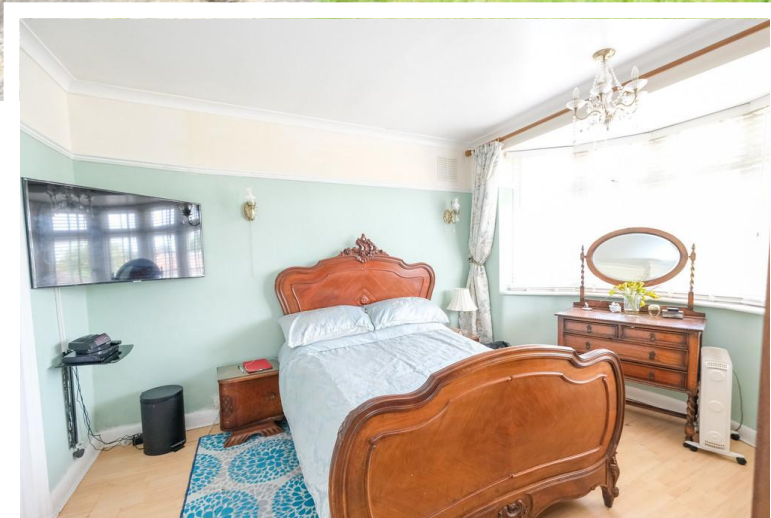


7 Pinewood Close, Orpington, BR6 8BB

Asking Price: £635,000

- 3 Bedroom, 2 Bathroom Semi-Detached Bungalow
- Potential to Extend Further into Loft Space (STPP)
- Well Located for Orpington Station
- Situated in a Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this side and rear extended, very well presented three bedroom two bathroom semi-detached bungalow, boasting fantastic potential to extend further into the loft space (STPP) and is situated in a convenient location for Orpington High Street and Station. The property is one of only nine in this quiet close and comprises: entrance hallway, three bedrooms with the master benefitting from an en-suite shower room, family bathroom, extended lounge/dining room, modern fitted kitchen and a large sun room that spans the rear of the property. Externally there is a driveway to the front, garage to the side and a secluded rear garden. Pinewood Close is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the fantastic location on offer.



ENTRANCE HALL

Double glazed door to front, loft access, engineered wood flooring, radiator.

LOUNGE/DINER

23' 06" x 11' 10" (7.16m x 3.61m) Feature fireplace, double glazed French door and panels to sun room, Velux roof window, engineered wood flooring, two radiators.

SUN ROOM

23' 04" x 8' 0" (7.11m x 2.44m) Double glazed window to rear, double glazed window to side, double glazed French door to rear, tiled flooring, two radiators.

KITCHEN

13' 0" x 9' 7" (3.96m x 2.92m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated hob with extractor over, integrated fridge, integrated washing machine, integrated dishwasher, tiled splashback, double glazed window to rear, double glazed window to sun room, double glazed door to garden, tiled flooring.



BEDROOM 1

13' 02" x 11' 0" (4.01m x 3.35m) (measured into bay) Double glazed bay window to front, laminate flooring, radiator.

EN-SUITE

Low level WC, pedestal wash hand basin, shower cubicle, double glazed window to side, extractor fan, tiled walls, tiled flooring.



BEDROOM 2

12' 11" x 11' 0" (3.94m x 3.35m) (plus recess 2' 09 x 1' 03) Double glazed window to side, laminate flooring, radiator.

BEDROOM 3

10' 03" x 10' 02" (3.12m x 3.1m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over, double glazed window to side, extractor fan, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

(L-shaped) Patio area with rest laid to lawn, mature shrubs/trees, side access.

OFF STREET PARKING

GARAGE

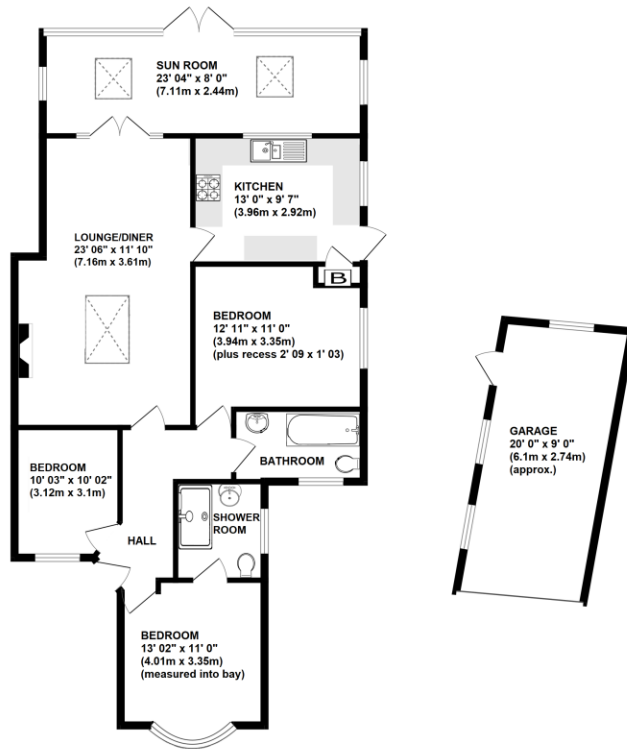
20' 0" x 9' 0" (6.1m x 2.74m) (approx.) Up and over door, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

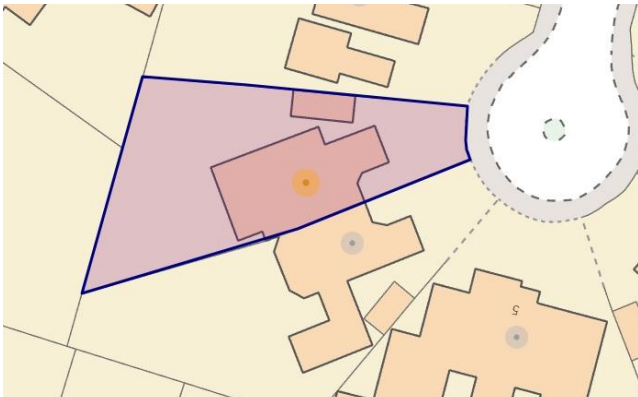


GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: D

Tenure: Freehold

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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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