

THOMAS BROWN

ESTATES



12 Barcombe Close, Orpington, BR5 2QD

Asking Price: £350,000

- 2 Bedroom Terraced House
- Allocated Parking Space & Visitor Bays
- Situated in a Quiet Development
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this two bedroom terrace property, situated in a quiet development boasting an allocated parking space, conservatory and easy walking distance to St Mary Cray Station. The accommodation comprises; entrance porch and hall, modern fitted kitchen, lounge/dining room and a conservatory to the ground floor. To the first floor is a landing providing access to two bedrooms and a family bathroom. Externally is a low maintenance courtyard style garden perfect for alfresco dining and entertaining and a parking space in front of the property. Barcombe Close is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque door to front, storage cupboard, vinyl flooring.

ENTRANCE HALL

Double glazed opaque door to front, solid wood flooring, covered radiator.

LOUNGE/DINER

12' 03" x 11' 04" (3.73m x 3.45m) Double glazed sliding door to conservatory, solid wood flooring, radiator.

CONSERVATORY

9' 10" x 7' 07" (3m x 2.31m) Double glazed windows to rear, double glazed French doors to rear, double glazed panels to side, carpet.



KITCHEN

10' 10" x 5' 04" (3.3m x 1.63m) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed window to front, tile effect flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 05" x 8' 01" (3.48m x 2.46m) Fitted wardrobes, double glazed window to front, carpet, covered radiator.



BEDROOM 2

7' 10" x 5' 10" (2.39m x 1.78m) Double glazed window to rear, laminate flooring, covered radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

33' 01" (10.08m) Low maintenance, patio.

FRONT

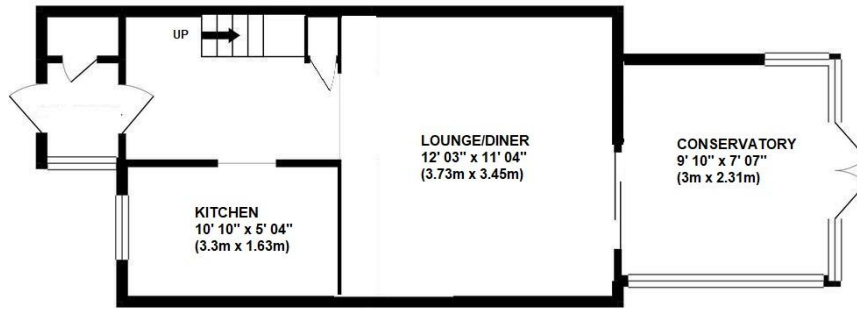
Laid to lawn, path to front door, allocated parking space and visitor bays.

DOUBLE GLAZING

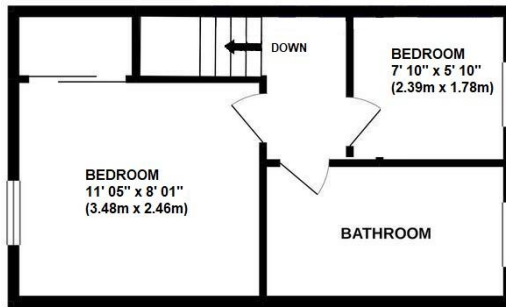
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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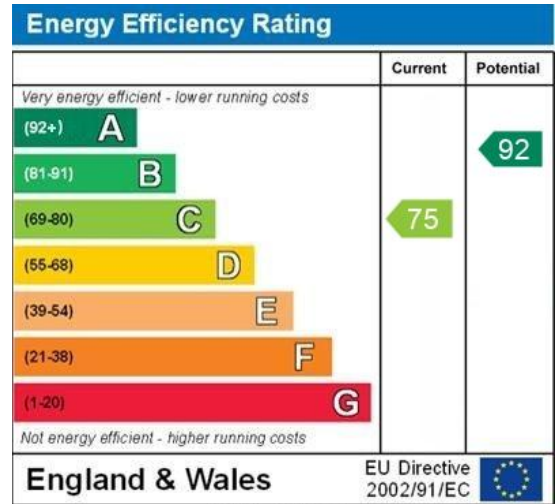


Construction: Standard

Council Tax Band: C

Tenure: Freehold

Management Charges: Circa £700 PA



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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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