

# THOMAS BROWN

ESTATES



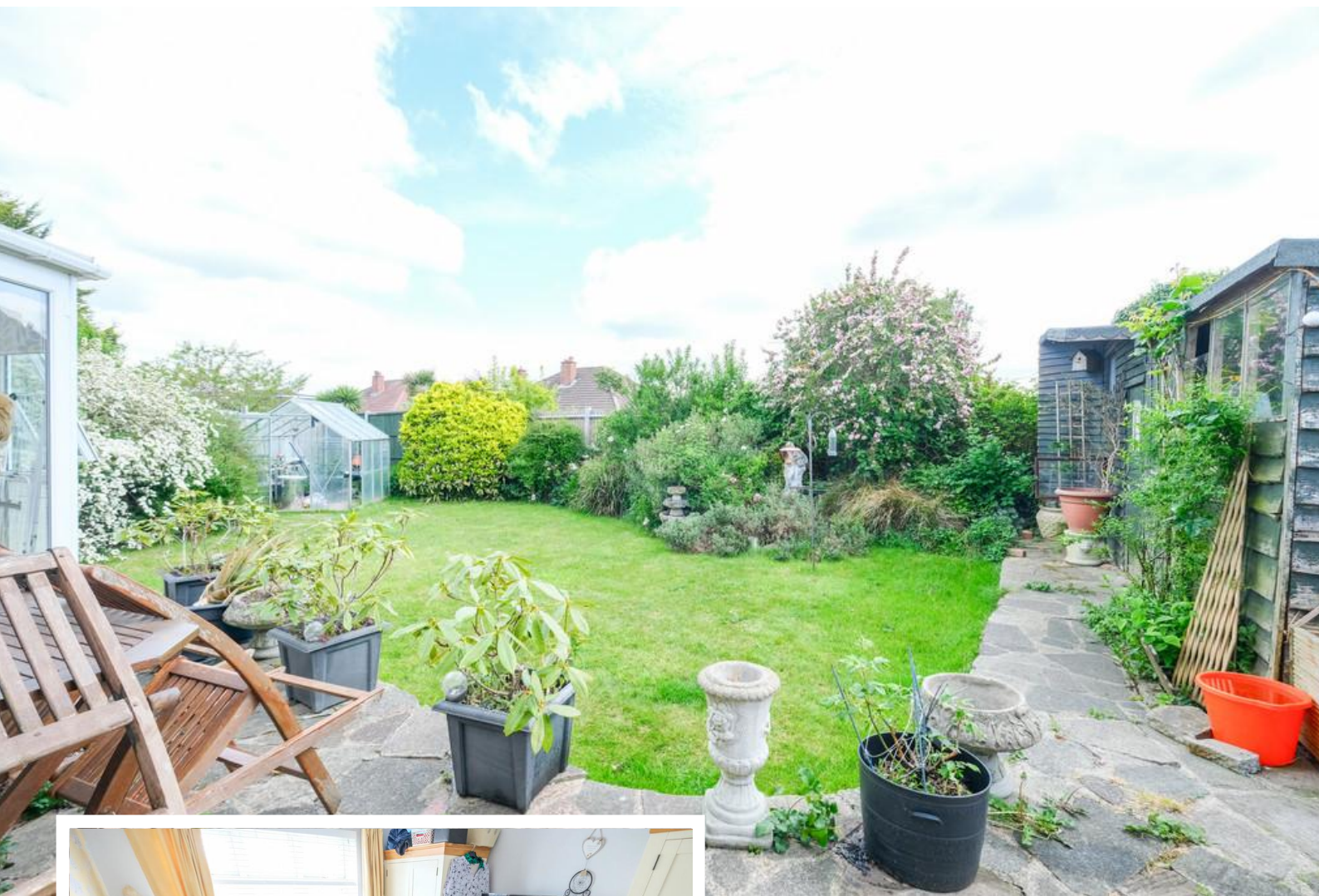
**7 De Lapre Close, Orpington, BR5 4HR**

**Guide: £515,000-£540,000**

- 3 Bedroom Semi-Detached House
- Situated in a Quiet Close of 12 Properties
- Double Storey Side extended
- No Forward Chain







## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this double storey side extended three bedroom semi-detached property, situated in a quiet close of just twelve properties and with the added benefit of being offered to the market with no forward chain. The property comprises: entrance porch and hall, 22'5 open plan lounge/dining room that leads to the conservatory and a 21'02 kitchen/breakfast room to the ground floor. To the first floor are three bedrooms, family bathroom with a separate bath and shower, and an additional WC. Externally there is a mature rear garden mainly laid to lawn, integral garage to the side and a driveway to the front. De Lapre Close is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.





#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, vinyl flooring, radiator.

#### LOUNGE/DINER

22' 05" x 11' 09" (6.83m x 3.58m) Double glazed bay window to front, double glazed sliding door to conservatory, carpet, two radiators.

#### CONSERVATORY

9' 10" x 9' 04" (3m x 2.84m) Double glazed windows and double glazed panels to sides and rear, double glazed French doors to rear, wood effect flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

21' 02" x 9' 06" (6.45m x 2.9m) (L-shaped) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, integrated double oven, integrated electric hob with extractor over, integrated tower fridge, integrated washing machine, integrated dishwasher, integrated microwave, double glazed French doors to rear, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

#### BEDROOM 1

11' 11" x 10' 05" (3.63m x 3.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 06" x 9' 06" (2.9m x 2.9m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 09" x 7' 06" (2.67m x 2.29m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, double glazed opaque window to rear, opaque panel to front, tiled walls, heated towel rail.

#### WC

Low level WC, wash hand basin, tiled flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn, mature shrubs and flowerbeds, shed, side access.

#### FRONT

Drive, mature shrubs.

#### INTEGRAL GARAGE

13' 04" x 10' 06" (4.06m x 3.2m) (measured at maximum) Up and over door to front, power and light, space for fridge/freezer.

#### DOUBLE GLAZING

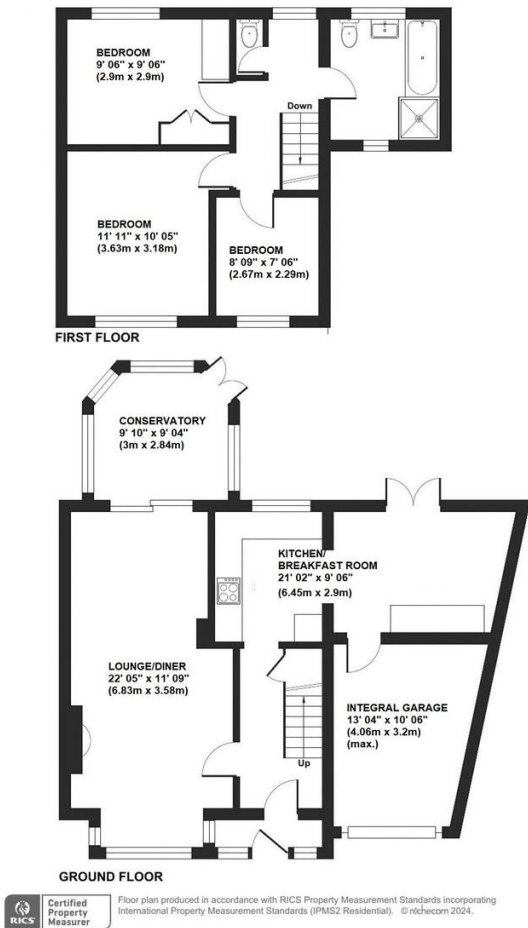
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

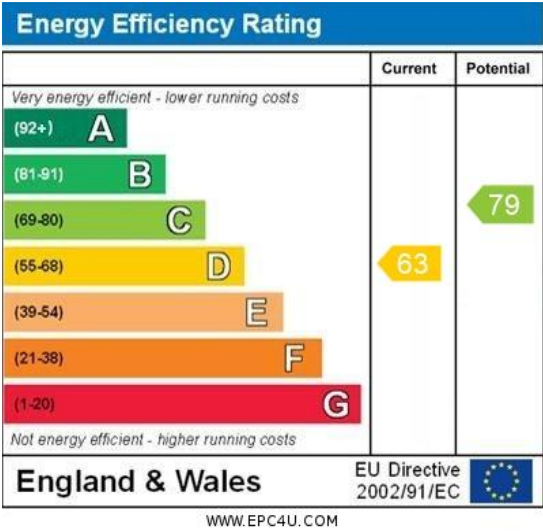
#### ALARMED



Approximate Area = 1130 sq ft / 104.9 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 1262 sq ft / 117.1 sq m  
For identification only - Not to scale



**Council Tax Band: E**  
**Tenure: Freehold**



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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)  
**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

