

# THOMAS BROWN

ESTATES



**11 Tilbury Close, Orpington, BR5 2JR**

**Asking Price: £415,000**

- 3 Bedroom End of Terrace House
- Side Plot Ideal for Extension (STPP)
- Well Located for St. Mary Cray Station & Local Shops
- No Forward Chain, Garage En-Bloc







## Property Description

Thomas Brown Estates are delighted to offer for sale this three bedroom end of terrace property, situated on a no through road, boasting a side plot ideal for extension (STPP), larger than average rear garden compared to others on the road, garage en-bloc and is being offered to the market with no forward chain. The property overlooks a green to the front, and is within walking distance to St. Mary Cray Station and local shops. The property comprises: entrance porch and hallway, dual aspect lounge/dining room and a kitchen to the ground floor. To the first floor there is a landing area giving access to three bedrooms and the family bathroom. Externally there is a good size garden to the rear/side mainly laid to lawn, garage en-bloc and on street parking. Please note the property does require modernisation throughout and this has been reflected in the asking price. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed opaque sliding door to front, carpet.

#### ENTRANCE HALL

Opaque door to front, understairs cupboard, carpet, radiator.

#### LOUNGE/DINER

23' 03" x 11' 07" (7.09m x 3.53m) Double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

#### KITCHEN

11' 06" x 8' 06" (3.51m x 2.59m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, space for dishwasher, double glazed opaque door to rear, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 05" x 10' 09" (3.78m x 3.28m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 09" x 9' 0" (3.28m x 2.74m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 10" x 6' 10" (2.69m x 2.08m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, tiled walls, wood effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

34' 0" x 32' 0" (10.36m x 9.75m) Patio area with rest laid to lawn, greenhouse, shed, side access.

#### SIDE PLOT

29' 0" x 14' 10" (8.84m x 4.52m)

#### GARAGE EN-BLOC

16' 07" x 8' 04" (5.05m x 2.54m)

#### FRONT

paved, central green, on road parking.

#### DOUBLE GLAZING

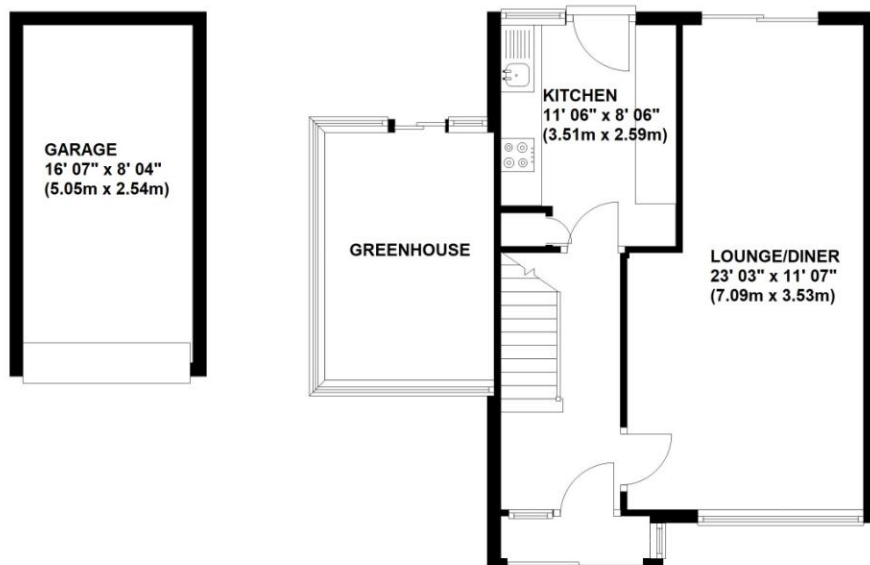
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



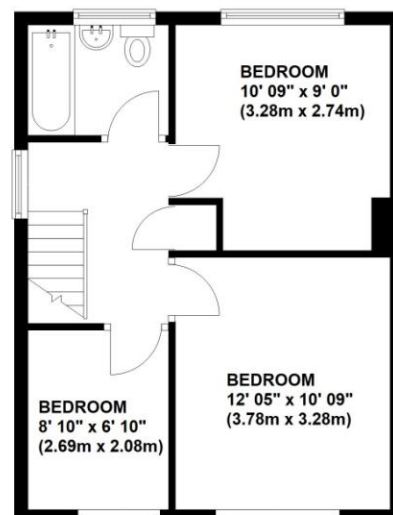
### Ground Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



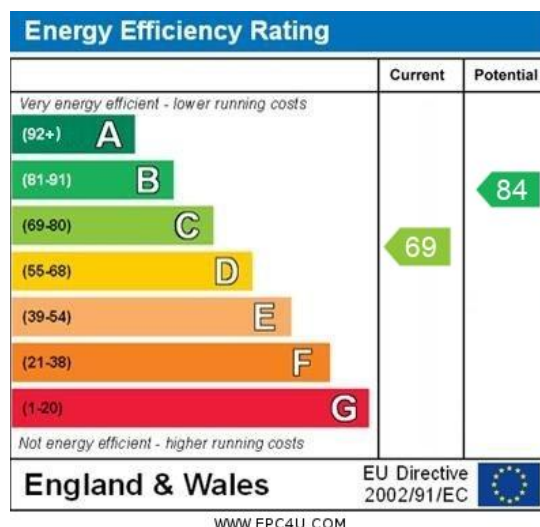
Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

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



**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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