

# THOMAS BROWN

ESTATES



**11 Gload Crescent, Orpington, BR5 4PR**

**Asking Price: £450,000**

- 3 Bedroom Semi-Detached Chalet Property
- Fantastic Potential to Extend (STPP)
- Garage & Off Street Parking
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached chalet property, being offered to the market with no forward chain and fantastic potential to extend STPP. The accommodation on offer is set within a quiet location in Orpington, and comprises: entrance hall, lounge/dining room leading to the conservatory, kitchen, two bedrooms and shower room to the ground floor. To the first floor is the master bedroom. Externally there is a very well kept mature rear garden perfect for entertaining and alfresco dining, garage to the side and a driveway to the front. STPP the property has the potential to extend across the rear/side as many have done in the location. Please note the property does require modernisation throughout and this has been reflected in the asking price. Gload Crescent is well located for local schools, local shops, bus routes and Orpington/St. Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location and scope on offer.





#### ENTRANCE HALL

Door to side, understairs cupboard, carpet, radiator.

#### LOUNGE

18' 07" x 11' 11" (5.66m x 3.63m) Double glazed sliding door to conservatory, carpet, radiator.

#### KITCHEN

11' 03" x 5' 10" (3.43m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, integrated undercounter fridge, double glazed window to side, double glazed opaque door to side, tiled walls, tiled flooring, radiator.



#### CONSERVATORY

14' 06" x 8' 10" (4.42m x 2.69m) Brick base, double glazed window to rear and side, double glazed door to side, tiled flooring.

#### BEDROOM 2

9' 0" x 7' 10" (2.74m x 2.39m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

10' 06" x 6' 05" (3.2m x 1.96m) Carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

18' 07" x 10' 10" (5.66m x 3.3m) (measured at maximum) Double glazed window to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

52' 0" (15.85m) Laid to lawn, flowerbeds, side access.

#### GARAGE

17' 09" x 8' 03" (5.41m x 2.51m) Up and over door to front, window to rear, door to side.

#### FRONT

Drive, flowerbed.

#### DOUBLE GLAZING

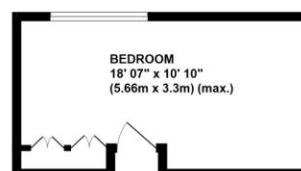
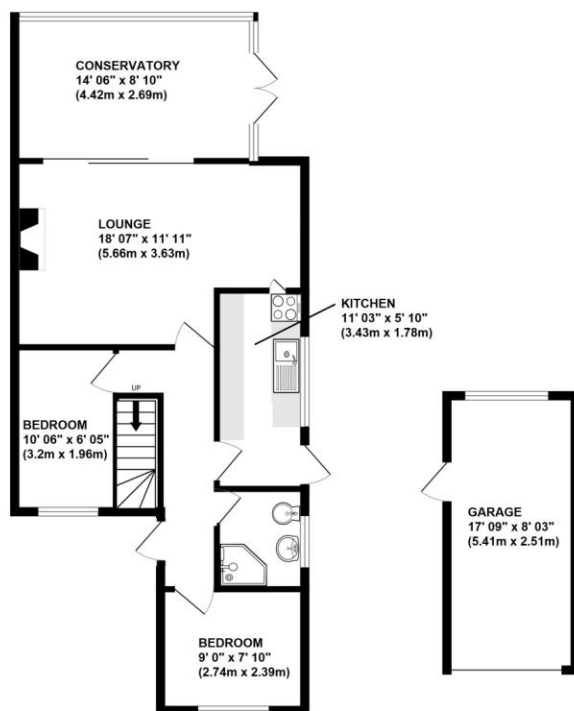
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



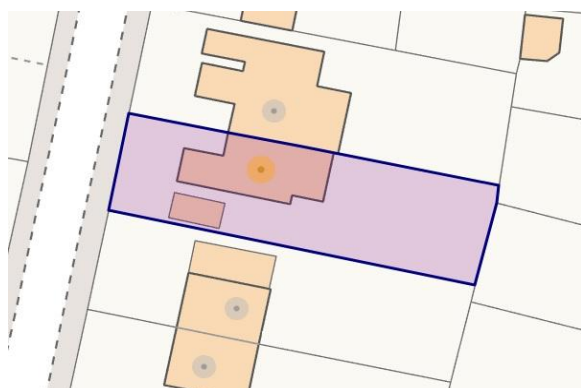
GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



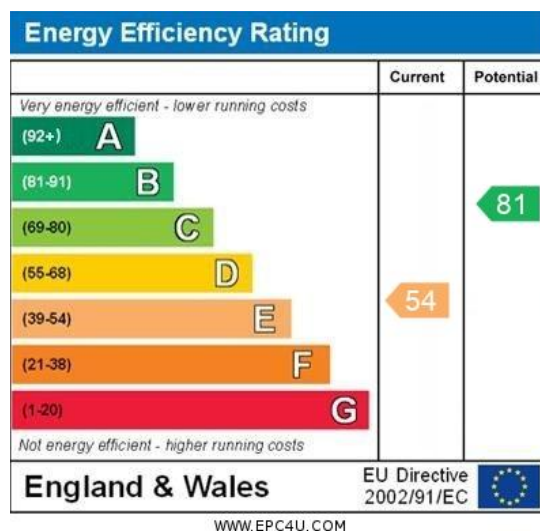
TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

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 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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**Council Tax Band: E**

**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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