

# THOMAS BROWN

ESTATES



**11 Waldens Close, Orpington, BR5 4JB**

**Asking Price: £465,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Fantastic Scope to Extend Further (STPP)
- Situated at the End of a Quiet Close
- No Forward Chain, 100' Rear Garden







## Property Description

Thomas Brown Estates are delighted to offer this extended two double bedroom semi-detached bungalow situated at the end of a quiet close, boasting a secluded 100' rear garden (ideal for extending STPP) and is being offered to the market with no forward chain. STPP the property offers fantastic scope to extend further to the rear, to the side and/or into the loft space as many have done in the locality. The accommodation on offer comprises: entrance porch and hall, open plan lounge/dining room, conservatory with direct access to the rear garden, kitchen, two double bedrooms and a family bathroom. Externally there is a large mature rear garden mainly laid to lawn and parking to the front for numerous vehicles on the driveway. Waldens 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 location and potential on offer.





#### ENTRANCE PORCH

9' 08" x 6' 01" (2.95m x 1.85m) Double glazed opaque door to front, laminate flooring.

#### ENTRANCE HALL

Carpet, radiator.

#### LOUNGE/DINER

21' 11" x 11' 06" (6.68m x 3.51m) Picture window to side, double glazed sliding door to conservatory, double glazed panel to rear, carpet, two radiators.

#### KITCHEN

9' 04" x 7' 01" (2.84m x 2.16m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to side, tile effect flooring.



#### CONSERVATORY

19' 09" x 9' 08" (6.02m x 2.95m) Double glazed French door to rear, carpet.

#### BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 09" x 8' 04" (3.58m x 2.54m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

100' 0" x 45' 0" (30.48m x 13.72m) (approx.) Patio area with rest laid to lawn, mature shrubs, workshop, greenhouse, shed, side access.

#### OFF STREET PARKING

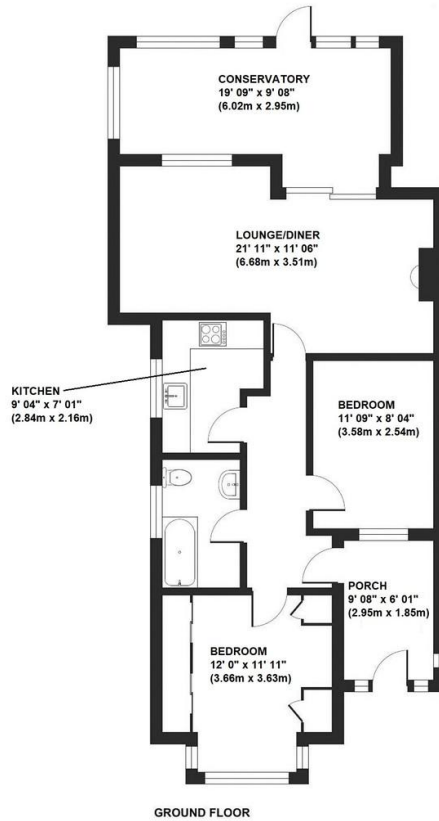
Drive for multiple vehicles.

#### DOUBLE GLAZING

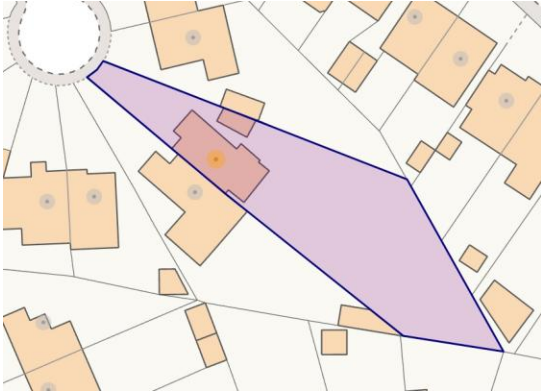
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



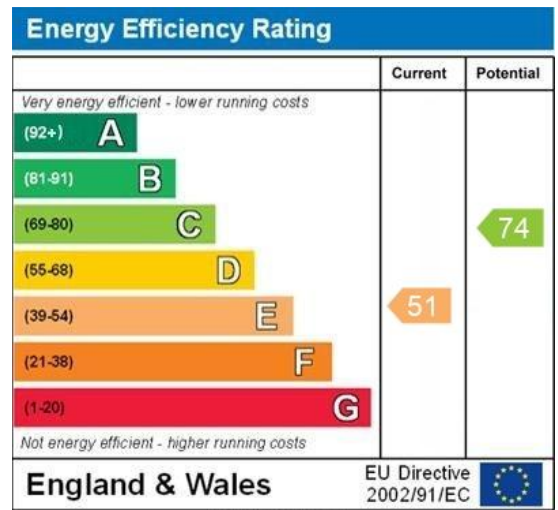


This plan is for illustration purpose only - not to scale



**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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