

THOMAS BROWN

ESTATES



19 Vernon Close, Orpington, BR5 3AS

Asking Price: £385,000

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Many Local Amenities
- Potential to Extend Further (STPP)
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this rear extended two bedroom semi-detached bungalow, being offered the market with no forward chain, set within a quiet residential close in Orpington, that boasts great potential to extend further (STPP) and is walking distance to many local amenities. The accommodation on offer comprises: entrance hall, spacious lounge/diner leading to the garden, kitchen, two bedrooms, shower room and a WC. Externally, there is a private garden to the rear mainly laid to lawn with a patio area perfect for entertaining and alfresco dining, garage to the side/rear and driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Vernon Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed door to side, carpet, radiator.

LOUNGE/DINER

27' 03" x 10' 04" (8.31m x 3.15m) Double glazed window to side, double glazed French doors to rear, carpet, two radiators.



KITCHEN

9' 03" x 9' 0" (2.82m x 2.74m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side, double glazed opaque panel to side, tiled flooring.

BEDROOM 1

14' 06" x 10' 05" (4.42m x 3.18m) Double glazed window to front, carpet, radiator.

BEDROOM 2

8' 11" x 8' 09" (2.72m x 2.67m) Double glazed window to front, carpet, covered radiator.

SHOWER ROOM

Wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled walls, Karndean flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, Karndean flooring.

OTHER BENEFITS INCLUDE:

GARDEN

54' 0" (16.46m) Patio area with rest laid to lawn, mature flowerbed.

FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn.

GARAGE

Up and over door.

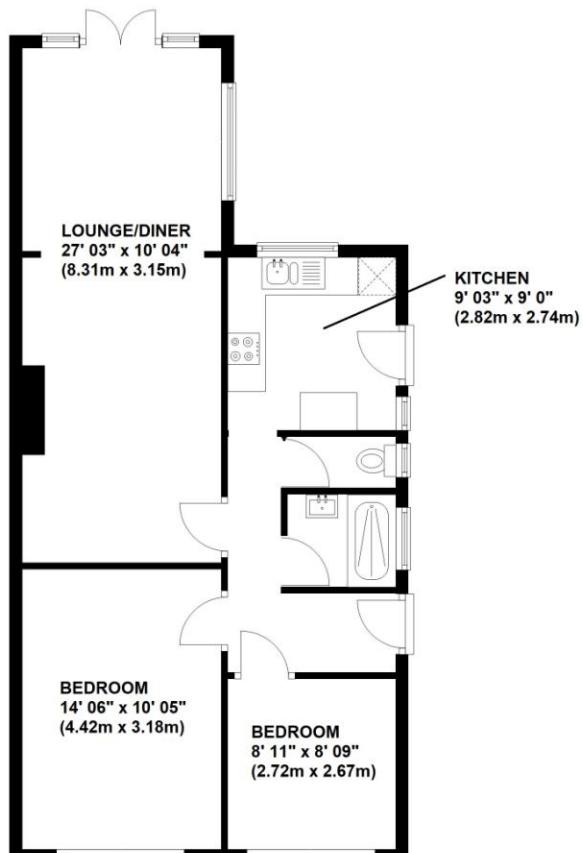
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

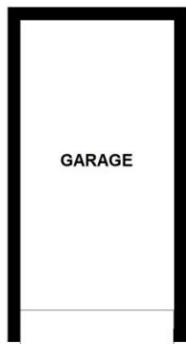
NO FORWARD CHAIN



Ground Floor
Approx. 66.5 sq. metres (715.6 sq. feet)



Outbuilding
Approx. 12.1 sq. metres (129.7 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

This plan is for illustration purpose only – not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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