

# THOMAS BROWN

## ESTATES

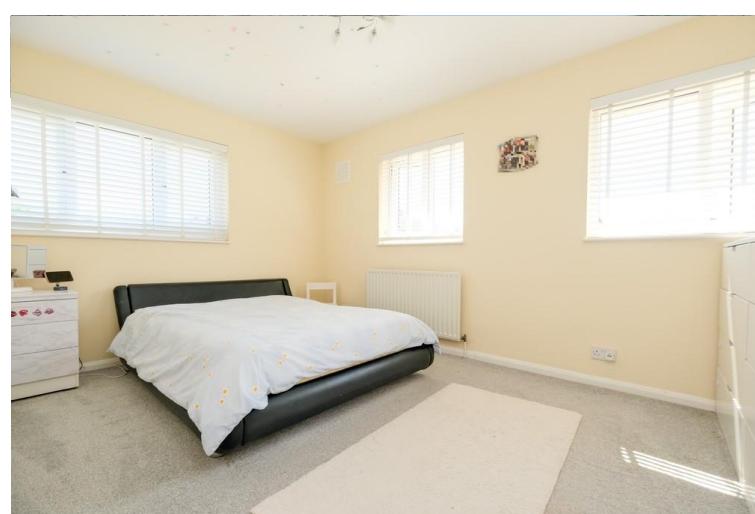
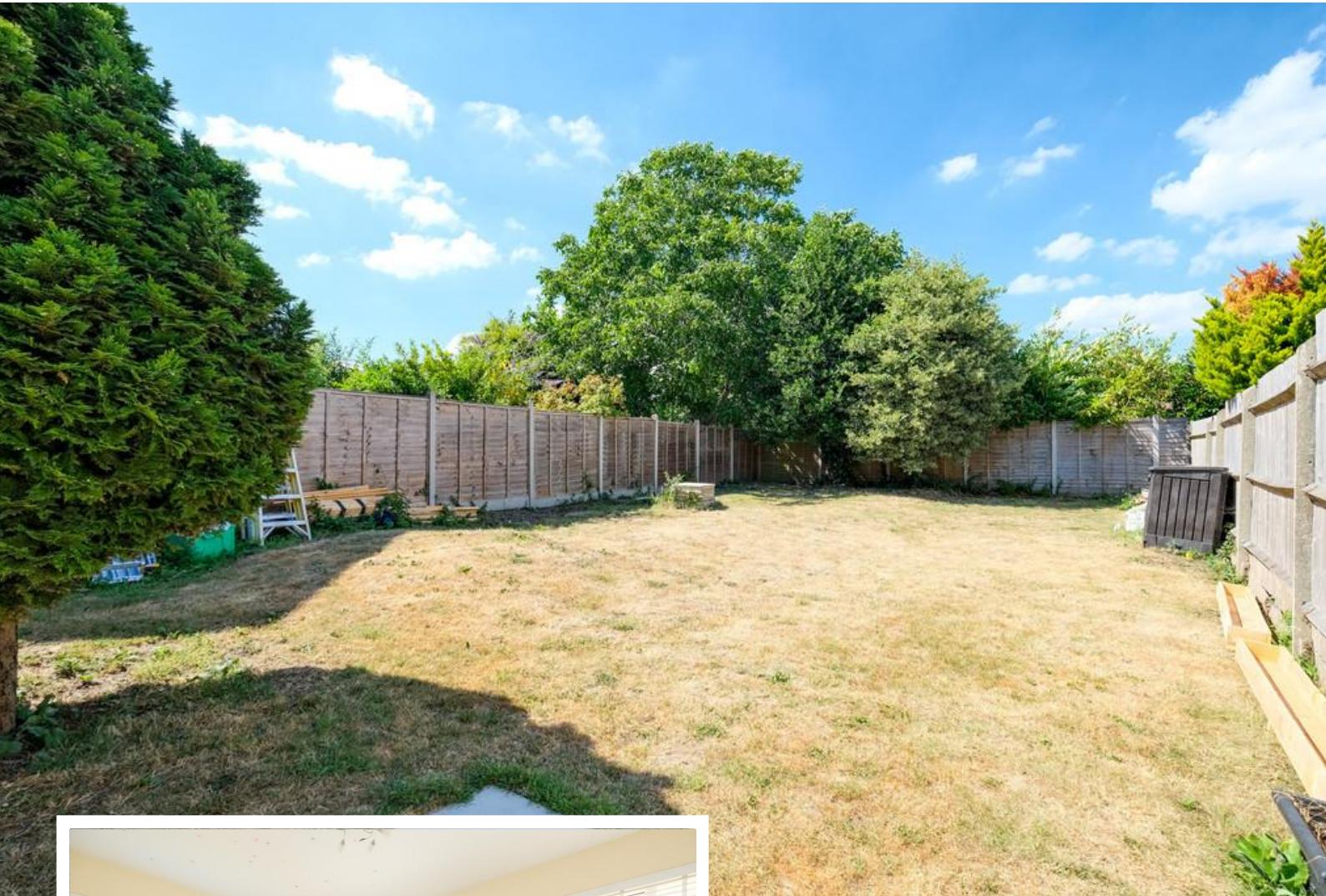


**9 Brow Close, Orpington, BR5 4LS**

**Asking Price: £465,000**

- 3 Bedroom Semi-Detached House
- Fantastic 16'10 Kitchen/Diner, 80' Garden
- Potential to Extend (STPP)
- No Forward Chain, On Road Parking





## Property Description

Thomas Brown Estates are delighted to offer this modernised and immaculately presented, three bedroom semi-detached property boasting a fantastic kitchen/diner, 80' garden and is being offered to the market with no forward chain. The accommodation comprises; entrance hall, living room and 16'10 kitchen/diner to the ground floor. To the first floor is a landing providing access to three bedrooms and a family bathroom. Externally to the side is a well-kept garden mainly laid to lawn with a large patio perfect for alfresco dining and entertaining, and ample on street parking on Brow Close or Chelsfield Lane. STPP there is potential to extend to the side and/or into the loft space as many have done locally. Brow Close is well located for Orpington & St. Mary Cray Stations, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



## ENTRANCE HALL

Double glazed composite door to front, laminate flooring, radiator.

## LOUNGE

17' 01" x 12' 04" (5.21m x 3.76m) (measured at maximum) Double glazed window to front, two double glazed windows to side, laminate flooring, two radiators.

## KITCHEN/DINER

16' 10" x 13' 02" (5.13m x 4.01m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, integrated dishwasher, space for fridge/freezer, space for table and chairs, storage cupboard with space for washing machine, double glazed door to side, double glazed windows to front and side, tiled flooring, radiator.



## STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft hatch.

## BEDROOM 1

13' 11" x 9' 05" (4.24m x 2.87m) Built in storage cupboard, two double glazed windows to front, double glazed window to side, carpet, radiator.

## BEDROOM 2

11' 09" x 10' 11" (3.58m x 3.33m) Two double glazed windows to front, carpet, radiator.

## BEDROOM 3

9' 04" x 7' 02" (2.84m x 2.18m) Double glazed window to side, carpet, radiator.



## BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, part tiled walls, tiled flooring.

## OTHER BENEFITS INCLUDE:

### REAR GARDEN

80' 0" (24.38m) (approx.) Laid to lawn, brick built shed, side access.

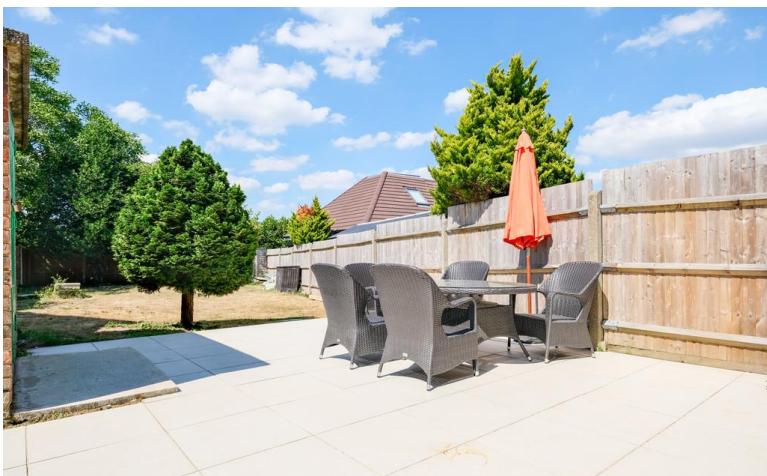
### FRONT GARDEN

Laid to lawn.

### DOUBLE GLAZING

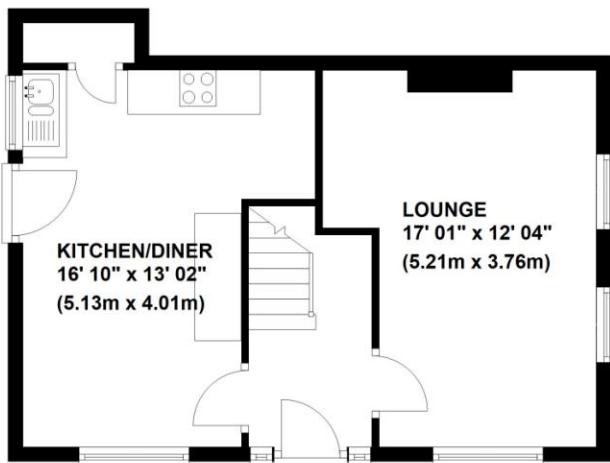
### CENTRAL HEATING SYSTEM

### NO FORWARD CHAIN



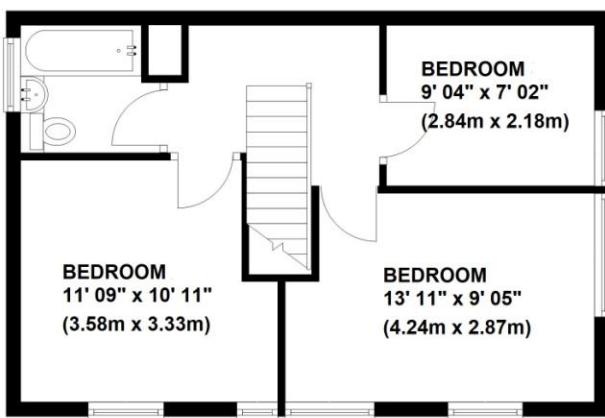
## Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.1 sq. feet)

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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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