

THOMAS BROWN

ESTATES

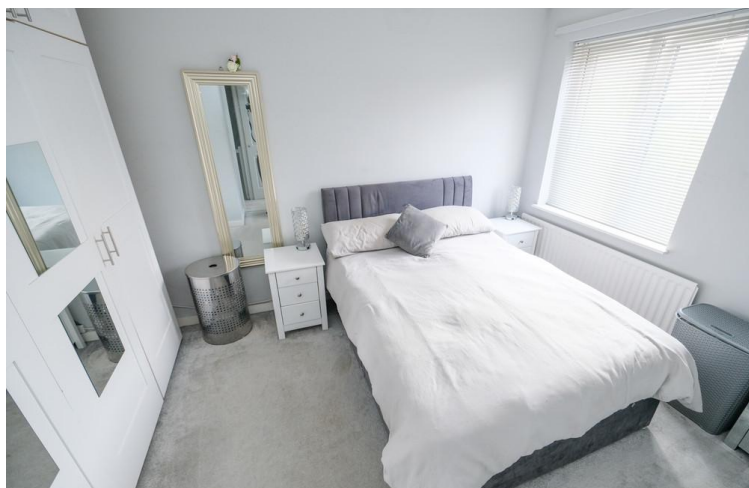
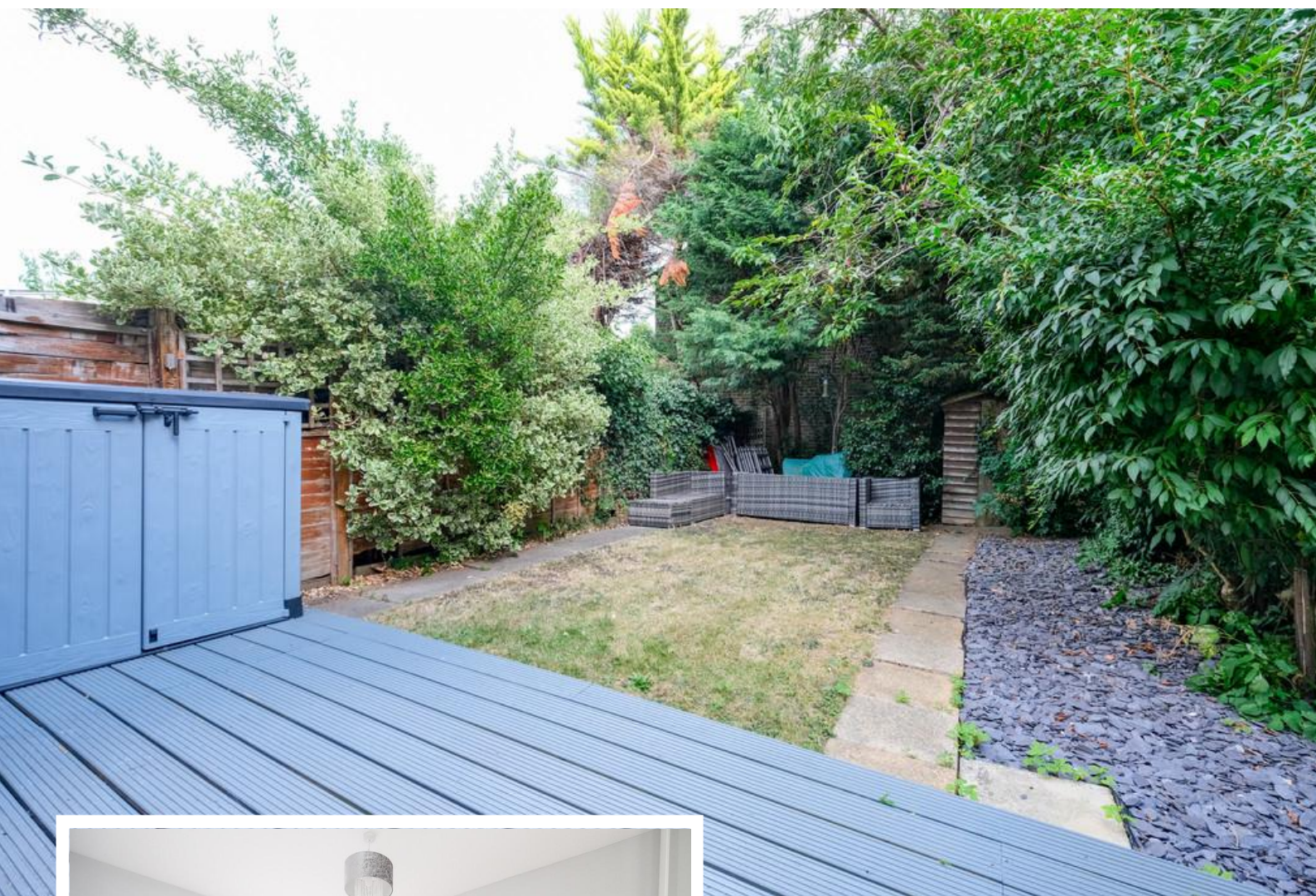


8 Larkspur Close, Orpington, BR6 9TH

Asking Price: £490,000

- 3 Double Bedroom End of Terrace House
- Well Located for Orpington High Street & Station
- Deceptively Spacious & Quiet Close
- Short Walk to Goddington Park





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, three double bedroom end of terrace property situated in a quiet close off of a no through road, boasting a modern kitchen/breakfast room and bathroom, all within a short walk to the ever sought after Goddington Park. The accommodation on offer comprises; entrance porch and hallway, lounge/dining room that spans the rear of the property, modern kitchen/breakfast room and a WC to the ground floor. To the first floor, there is a landing giving access to three double bedrooms and the modern family bathroom. Externally there is a well kept rear garden mainly laid to lawn with a decked area perfect for entertaining, allocated parking space and ample on road parking. Larkspur Close is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the size and location of accommodation on offer. Please call Thomas Brown Estates in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque panel to front, tiled flooring.

ENTRANCE HALL

Door to front, under stairs storage, laminate flooring, radiator.

LOUNGE/DINER

17' 07" x 11' 04" (5.36m x 3.45m) Double glazed sliding door to rear, double glazed opaque door to rear, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

14' 08" x 11' 05" (4.47m x 3.48m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated microwave, integrated dishwasher, breakfast bar, space for American fridge/freezer, space for washing machine, double glazed window to front, vinyl flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, airing cupboard, loft access, carpet.

BEDROOM 1

13' 04" x 8' 08" (4.06m x 2.64m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 04" x 8' 06" (3.76m x 2.59m) Fitted wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

9' 05" x 8' 10" (2.87m x 2.69m) Fitted wardrobe and drawers, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, sink in vanity unit, bath with shower over, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

REAR GARDEN

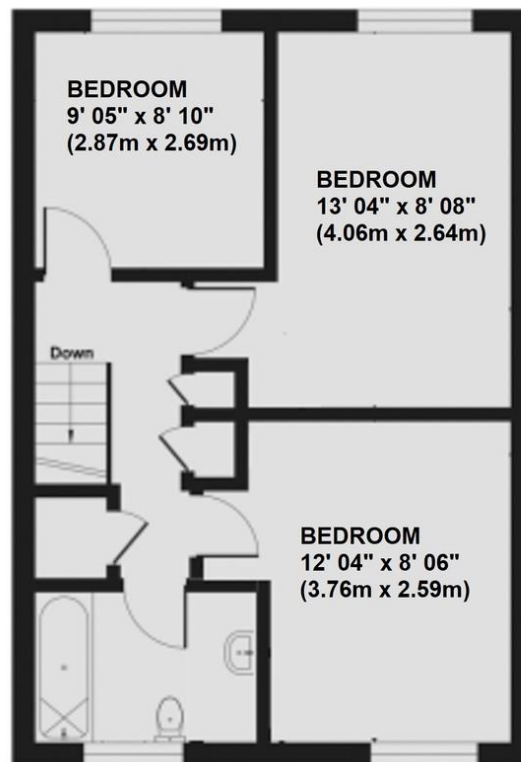
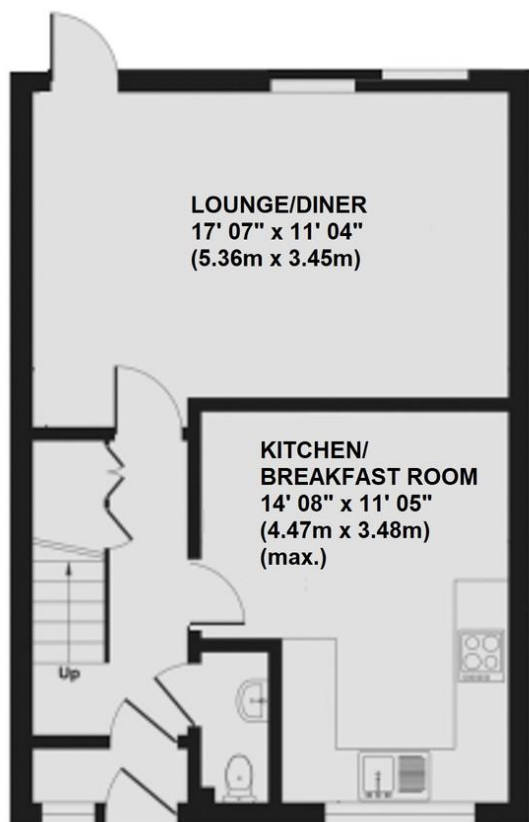
41' 0" (12.5m) Decked area with rest laid to lawn, mature flowerbeds.

FRONT GARDEN

Laid to lawn, path to front door, ample on road parking.

ALLOCATED PARKING SPACE

CENTRAL HEATING SYSTEM

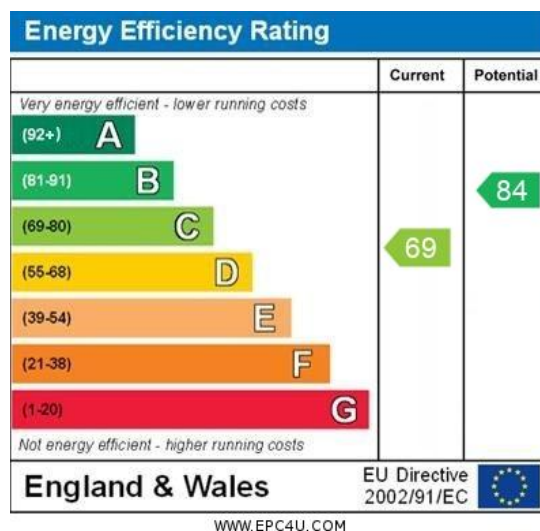


This plan is for illustration purpose only - not to scale



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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