

THOMAS BROWN

ESTATES

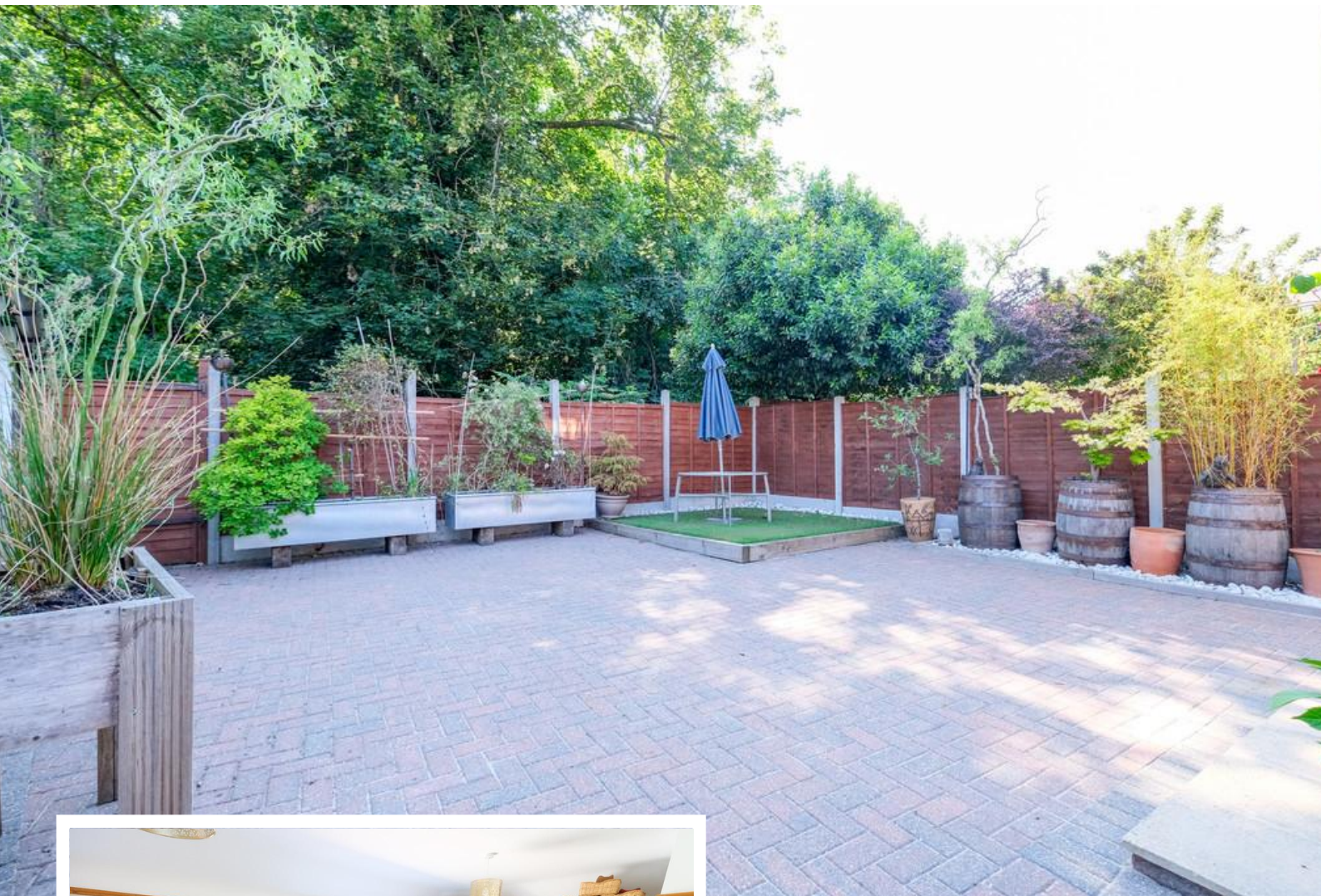


9 Thorndon Close, Orpington, BR5 2SH

Asking Price: £440,000

- 2 Double Bedroom Semi-Detached House
- 18'4 Modern Fitted Kitchen, Conservatory
- Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two double bedroom semi-detached property located within a popular no through road in Orpington, with views to the front over a local green and Hoblingwell Wood to the rear, boasting a drive for numerous vehicles and a sizeable plot ideal for extending (STPP). The accommodation comprises; entrance porch, lounge, 18'4 modern fitted kitchen and a conservatory which leads to the rear garden. To the first floor there is a landing giving access to two double bedrooms and a shower room. Please note the master bedroom is of a size that can be split to create a third bedroom as many have done in the locality. Externally there is a low maintenance rear garden with direct access to Hoblingwell Wood and a garage. To the front is a large block paved drive for numerous vehicles. STPP there is potential to extend to the side, across the rear and/or into the loft space as many have done in the local area. Thorndon 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 and specification on offer.



ENTRANCE PORCH

Double glazed sliding door to front, double glazed window to side, laminate flooring.

LOUNGE

18' 04" x 12' 02" (5.59m x 3.71m) Double glazed window and double glazed opaque door to front, laminate flooring, two radiators.

KITCHEN

18' 06" x 9' 03" (5.64m x 2.82m) Range of matching wall and base units with granite worktops over, butler sink, integrated oven, integrated 5 ring gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed French door to conservatory, under stairs cupboard, tiled flooring.



CONSERVATORY

11' 06" x 10' 09" (3.51m x 3.28m) Double glazed window to both sides and rear, double glazed French doors to rear, wood effect flooring, two radiators.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

18' 07" x 10' 08" (5.66m x 3.25m) Two double glazed windows to front, carpet, radiator.

BEDROOM 2

11' 05" x 9' 11" (3.48m x 3.02m) Double glazed window to rear, carpet.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

38' 0" x 28' 0" (11.58m x 8.53m) Low maintenance, paved, backs onto woodland, gates to side with additional parking.

FRONT

Block paved drive for multiple vehicles, overlooks central green.

GARAGE

22' 01" x 14' 03" (6.73m x 4.34m) Door to front and side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

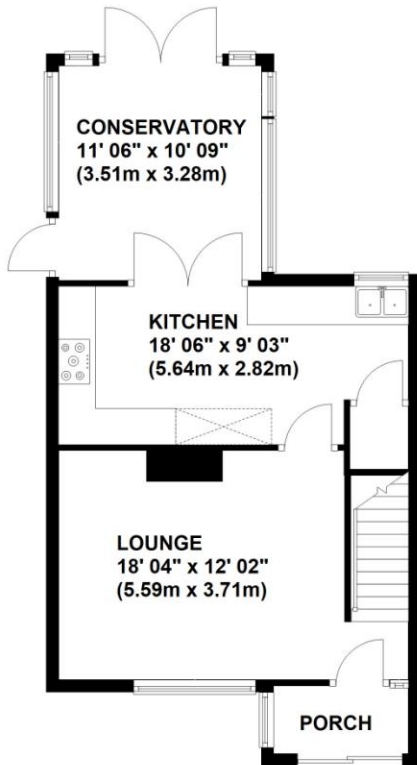
ALARMED

NO FORWARD CHAIN



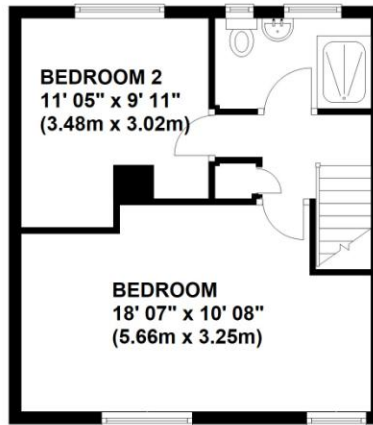
Ground Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



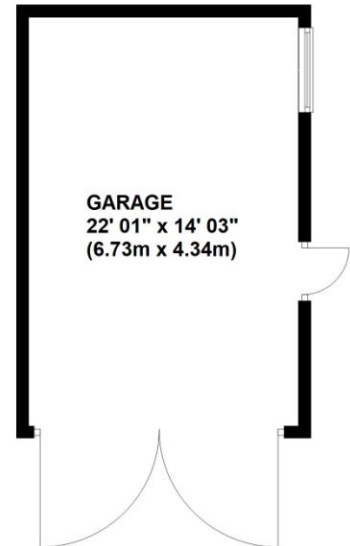
First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Outbuilding

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 115.9 sq. metres (1247.0 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		EU Directive 2002/91/EC

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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES