

THOMAS BROWN

ESTATES

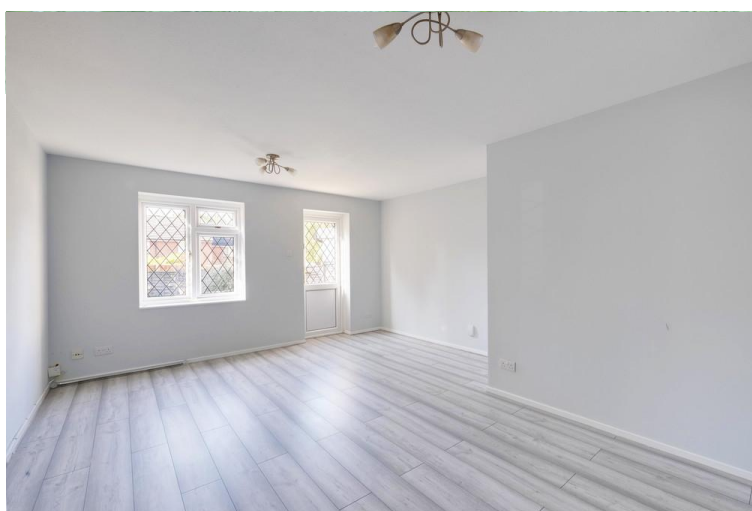


36 Doveney Close, Orpington, BR5 3WF

Asking Price: £377,000

- 2 Bedroom (plus additional cot room) End of Terrace House
- Potential to Extend to Side (STPP)
- Well Located for St. Mary Cray Station
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two bedroom (plus additional cot room) end of terrace property, being offered to the market with no forward chain and set within a popular residential road in Orpington. The accommodation has been cosmetically refurbished throughout, boasts a side plot and comprises: entrance porch and hallway, recently fitted kitchen and a lounge/dining room with direct access to the rear garden. To the first floor are two bedrooms, a cot room and the modern family bathroom. Externally, there is a private garden to the rear/side and driveway to the front. Other benefits include central heating system and double glazing. Please note STPP there is great potential to extend to the side. Doveney 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.



ENTRANCE PORCH

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

ENTRANCE HALL

Door to front, tiled flooring, radiator.

LOUNGE/DINER

17' 01" x 13' 07" (5.21m x 4.14m) Double glazed window and double glazed door to rear, understairs cupboard, laminate flooring, radiator.

KITCHEN

7' 05" x 7' 04" (2.26m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, fridge/freezer to stay, washing machine to stay, tiled splashback, double glazed window to front, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet to stairs, laminate flooring.

BEDROOM 1

14' 0" x 7' 07" (4.27m x 2.31m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

10' 08" x 7' 06" (3.25m x 2.29m) Double glazed window to rear, laminate flooring, radiator.

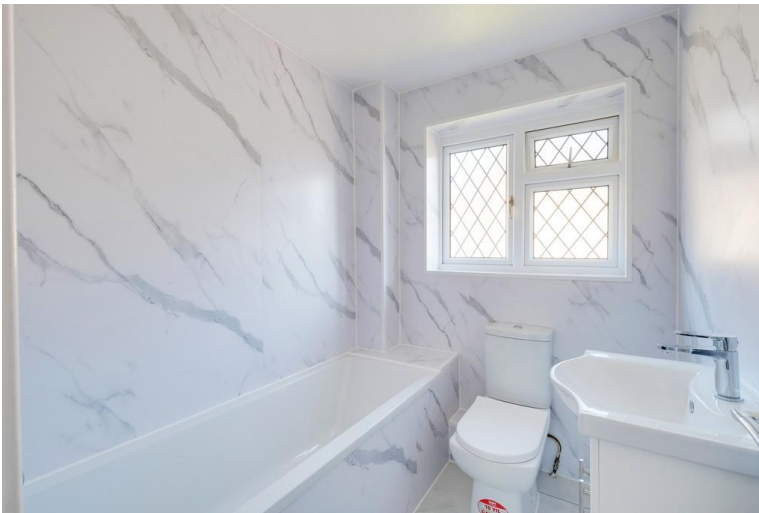


COT ROOM

6' 08" x 5' 08" (2.03m x 1.73m) Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to front, tiled flooring.



OTHER BENEFITS INCLUDE:

GARDEN

To rear: 37' (11.28m) (measured at maximum)
Patio area with rest laid to lawn.

To side: 27' 07" (8.41m) (measured at maximum),
10' 04" (3.15m) (minimum) Laid to lawn.

FRONT/OFF STREET PARKING

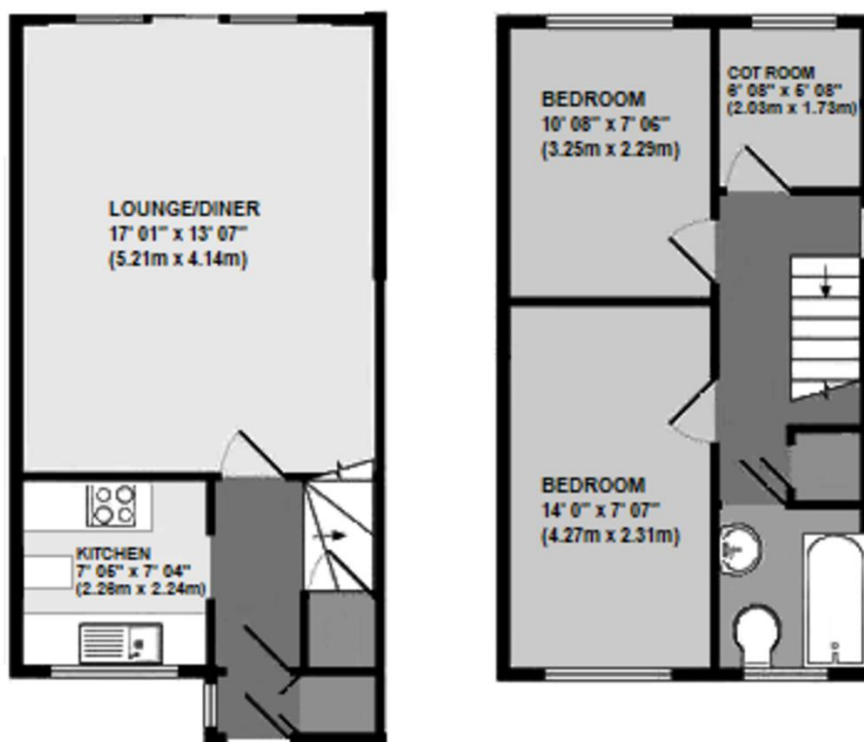
Laid to lawn, drive, space to create a larger drive (STPP).

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



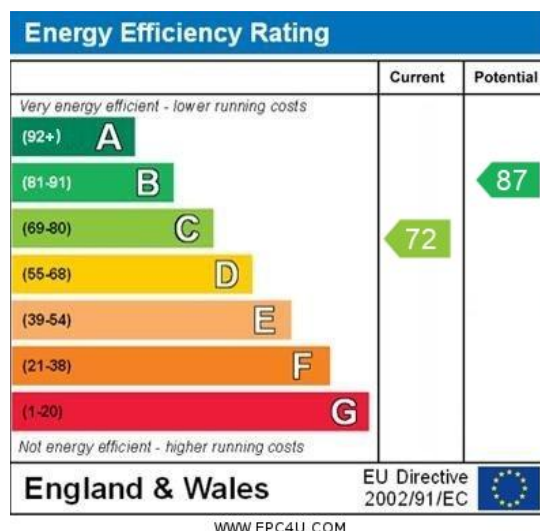


This plan is for illustration purpose only - not to scale



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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