

THOMAS BROWN

ESTATES



24 Tilbury Close, Orpington, BR5 2JR

Asking Price: £435,000

- 3 Bedroom Semi-Detached House
- 23' 01 Spacious Dual-Aspect Lounge/Dining Room
- Well Located for St. Mary Cray Station
- Situated on a Quiet No Through Road





Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom semi-detached home, situated on a quiet no-through road and conveniently located within walking distance of St. Mary Cray Station, local amenities, and a variety of shops.

The ground floor comprises an entrance porch leading into a spacious dual-aspect lounge/dining room measuring approximately 23'1", creating an excellent space for both relaxing and entertaining. There is a modern kitchen and a garage that completes the ground floor accommodation.

On the first floor, the property benefits from three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the home enjoys a private rear garden with side access, together with a driveway to the front providing off street parking.

Early viewing is highly recommended to fully appreciate the generous floor space and potential on offer. Please contact Thomas Brown Estates, Orpington, to arrange your appointment.



Entrance Porch:

Double glazed door to front, carpet.

Lounge/Dining Room:

23' 01" x 12' 08" (7.04m x 3.86m). Double glazed window to front, double glazed window to rear and side, laminate flooring, two radiators.

Kitchen:

11' 05" x 9' 01" (3.48m x 2.77m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated induction hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window and double glazed door to rear, tiled flooring.

Stairs To First Floor Landing:

Carpet.

Bedroom 1:

14' 0" x 11' 01" (4.27m x 3.38m). (Measured at maximum). Fitted wardrobes and drawer, double glazed window to rear, carpet, radiator.

Bedroom 2:

12' 07" x 8' 08" (3.84m x 2.64m). Double glazed window to front, carpet, radiator.

Bedroom 3:

8' 08" x 7' 10" (2.64m x 2.39m). Double glazed window to front, carpet, radiator.

Bathroom:

Wash hand basin, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Separate WC:

WC, wash hand basin, double glazed opaque window to rear, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

48' 0" x 26' 0" (14.63m x 7.92m). Patio area with rest laid to lawn, mature shrubs, side access.

Off Street Parking:

Drive.

Garage:

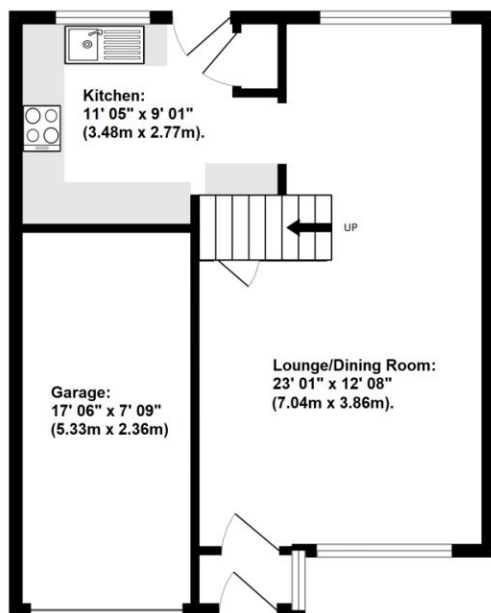
17' 06" x 7' 09" (5.33m x 2.36m) Up and over door to front, power and light.

Double Glazing

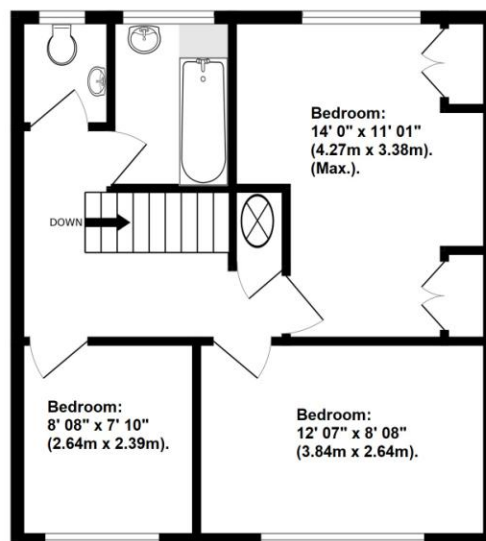
Central Heating System



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

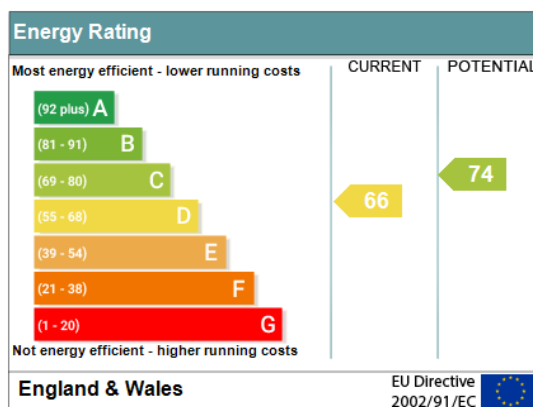


1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: D

Tenure: Freehold

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