THOMAS BROWN
ESTATES

18 Loxwood Close, Orpington, BR5 4PQ

Asking Price: £455,000

- 3 Bedroom Semi-Detached House
- Situated in a Secluded Corner of a Small Quiet Close
- Garage & Off Street Parking
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated in a secluded corner of a small quiet close being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a secluded rear garden mainly laid to lawn, garage and driveway to the front. Loxwood Close is well located for local schools, local shops, bus routes and Orpington/St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location on offer.

ENTRANCE HALL
Double glazed opaque door to front, carpet, radiator.

LOUNGE/DINER
23' 06" x 11' 08" (7.16m x 3.56m) Double glazed window to front and rear, carpet, two radiators.

KITCHEN
16' 0" x 8' 10" (4.88m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, space for fridge/freezer, space for washing machine, space for tumble dryer, space for slimline dishwasher, double glazed window and double glazed door to rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Carpet.

BEDROOM 1
13' 01" x 9' 02" (3.99m x 2.79m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2
10' 01" x 9' 02" (3.07m x 2.79m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3
8' 01" x 8' 0" (2.46m x 2.44m) Double glazed window to front, carpet, radiator.

BATHROOM
Wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring.

SEPARATE WC
Low level WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN
50' 0" x 30' 0" (15.24m x 9.14m) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT
Drive, laid to lawn, covered entrance.

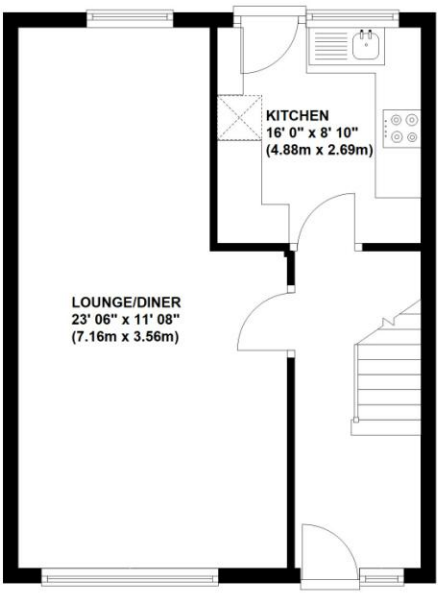
GARAGE
16' 10" x 8' 02" (5.13m x 2.49m) Up and over door to front.

DOUBLE GLAZING

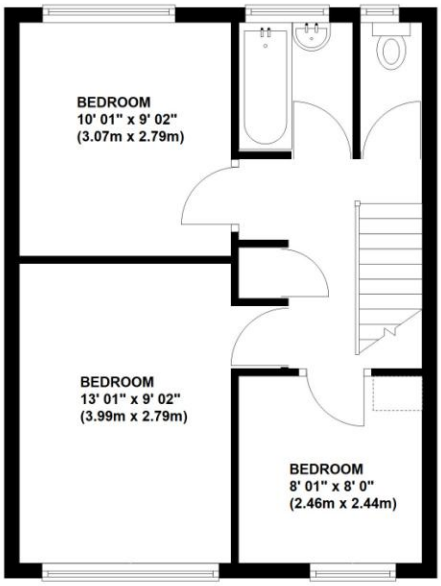
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

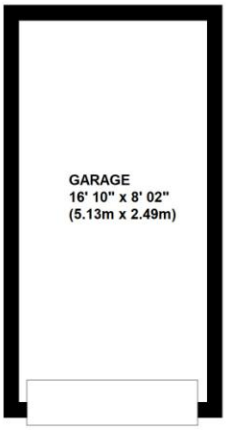
Ground Floor
Approx. 38.3 sq. metres (412.1 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.1 sq. feet)

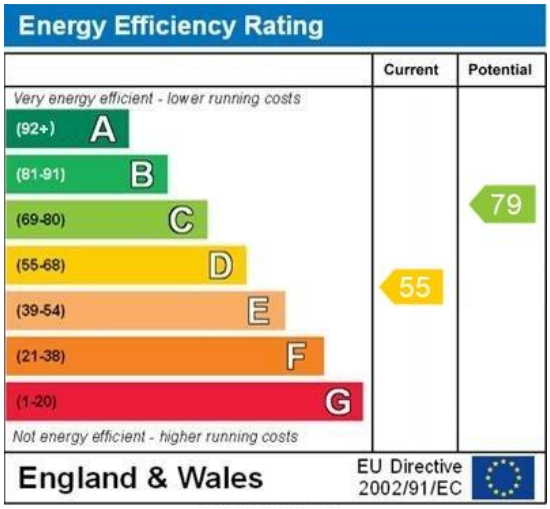


Outbuilding
Approx. 12.7 sq. metres (136.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 sq. feet)

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



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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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