

THOMAS BROWN

ESTATES

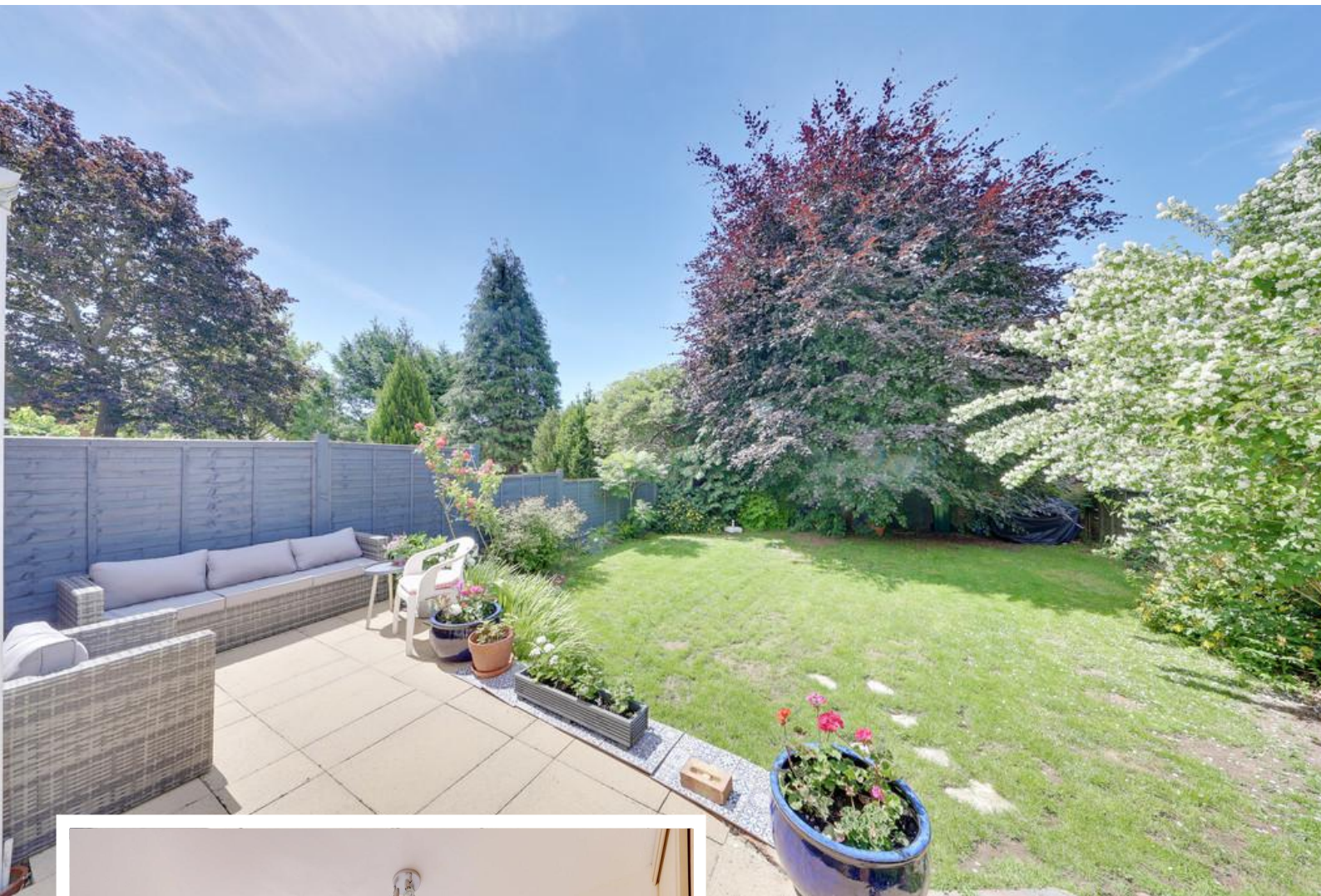


5 Crown Close, Orpington, BR6 6JP

Fixed Price: £539,000

- 3 Bedroom Extended Semi-Detached House
- Close to Warren Road School & Chelsfield Station
- Garage & Off Street Parking
- No Forward Chain, Conservatory





Property Description

Thomas Brown Estates are delighted to offer this very well presented and extended three bedroom semi-detached family home, ideally situated within easy reach of Warren Road Primary School and Chelsfield Station.

Offered to the market with no onward chain, the accommodation comprises a spacious entrance porch and hallway, a bright and airy open plan living/dining room, a conservatory, kitchen, and a convenient ground floor WC. Ups stairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a beautifully maintained rear garden, predominantly laid to lawn, providing an excellent space for outdoor relaxation and entertaining. To the front, there is off-street parking for several vehicles, along with a garage to the side of the property.

Crown Close is a highly desirable location, conveniently positioned for a range of local amenities, including highly regarded schools such as Warren Road and Green Street Green Primary School, local shops including Waitrose, regular bus services, and Chelsfield Station, offering excellent transport links.

Early viewing is highly recommended. Please contact Thomas Brown Estates, Orpington, to arrange an appointment.



ENTRANCE PORCH

Double glazed door to side, double glazed windows to front, laminate flooring.

ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque window to front, radiator.

LOUNGE/DINER

19' 01" x 17' 06" (5.82m x 5.33m) Double glazed sliding doors to rear, double glazed window to rear, Quickstep flooring, three radiators.

KITCHEN

11' 09" x 7' 05" (3.58m x 2.26m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated double oven, integrated electric hob with extractor over, space for undercounter fridge, space for washing machine, space for dishwasher, tiled splashback, larder style cupboard, double glazed opaque door to side, tiled flooring, radiator.



CONSERVATORY

12' 02" x 8' 10" (3.71m x 2.69m) Brick base, double glazed French door to side, double glazed windows to side and rear, laminate flooring.

CLOAKROOM

Low level WC, wash hand basin, cupboard, double glazed opaque window to front, Quickstep flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12' 11" x 9' 11" (3.94m x 3.02m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 02" x 9' 11" (3.1m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 0" x 8' 11" (3.05m x 2.72m) Airing cupboard, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 32' 0" (15.24m x 9.75m) Patio area with rest laid to lawn, mature flowerbeds and shrubs, side access.

GARAGE

15' 08" x 8' 08" (4.78m x 2.64m) Electric up and over door to front, door to side, power and light.

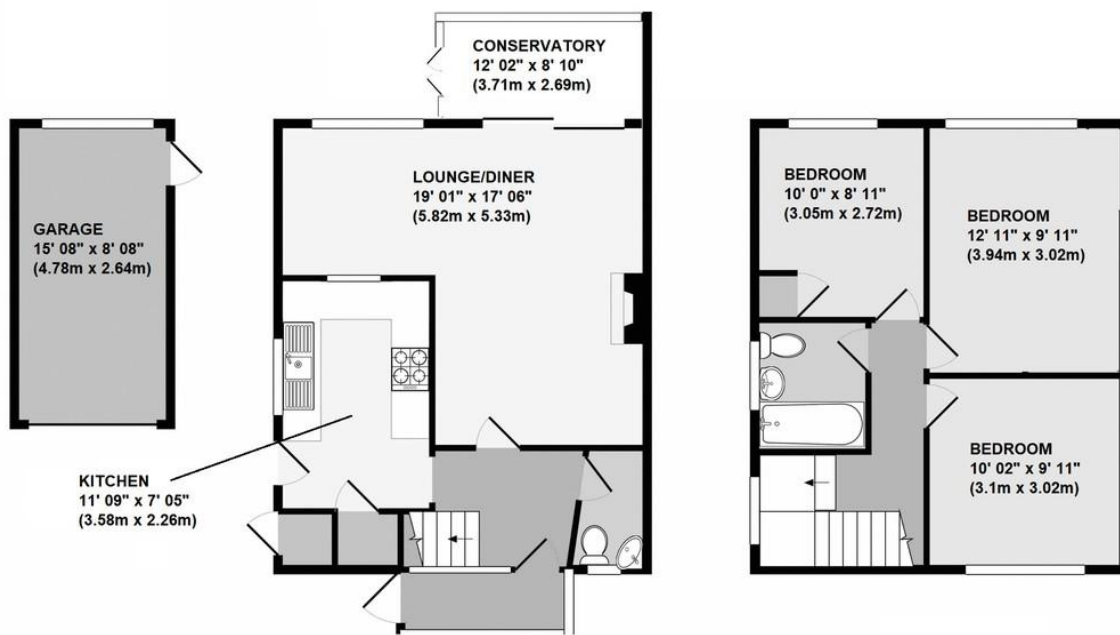
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



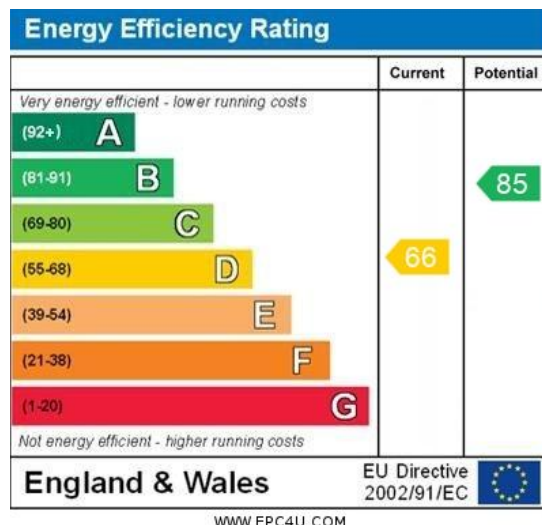


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: E

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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