

# THOMAS BROWN

ESTATES



**16 Church Hill Wood, Orpington BR5 2JD**

**Offers IEO: £465,000**

- 2 Double Bedroom Semi-Detached Bungalow
- 22'11x18'11 Open Plan Kitchen/Lounge/Diner
- Well Located for Local Shops & Stations
- No Forward Chain, Garage & OSP





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view two double bedroom semi-detached bungalow that benefitted from a fantastic full refurbishment in 2019 with the added bonus of being offered to the market with no forward chain. The property is situated within walking distance to St. Mary Cray & Petts Wood Stations, local shops and the ever popular Nugent Retail Park. The accommodation on offer comprises: entrance porch and hall, two double bedrooms, bathroom and a fantastic 22'11x18'11 open plan kitchen/living space with direct access to the rear garden. Externally there is a well kept mature rear garden with a large patio area perfect for alfresco dining and entertaining, garage to the side and a drive to the front. Church Hill Wood is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



**ENTRANCE PORCH**  
Door to side, carpet.

**ENTRANCE HALL**  
Door to side, LVT flooring, radiator.

**KITCHEN/LOUNGE/DINER**  
22' 11" x 18' 11" (6.99m x 5.77m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, central island/breakfast bar, double glazed window and double glazed French doors to rear, sky lantern, LVT flooring, three radiators.



**BEDROOM 1**  
11' 11" x 11' 11" (3.63m x 3.63m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

**BEDROOM 2**  
11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to front, carpet, radiator.

**BATHROOM**  
Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



**OTHER BENEFITS INCLUDE:**

**REAR GARDEN**  
64' 0" (19.51m) Patio area with rest laid to lawn, mature flowerbeds.

**FRONT GARDEN/OFF STREET PARKING**  
Drive, laid to lawn, flowerbeds.

**GARAGE**  
15' 06" x 7' 04" (4.72m x 2.24m) Up and over door to front, door to side, power and light.

**DOUBLE GLAZING**

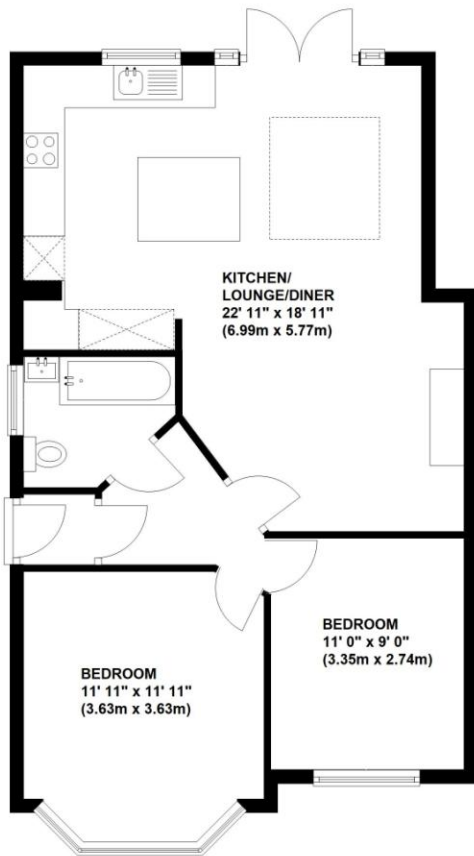
**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**



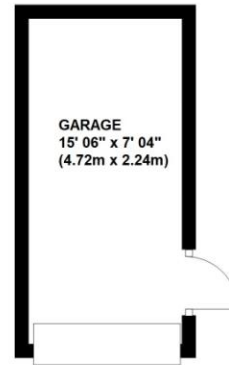
### Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



### Outbuilding

Approx. 10.6 sq. metres (114.0 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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