THOMAS BROWN
ESTATES



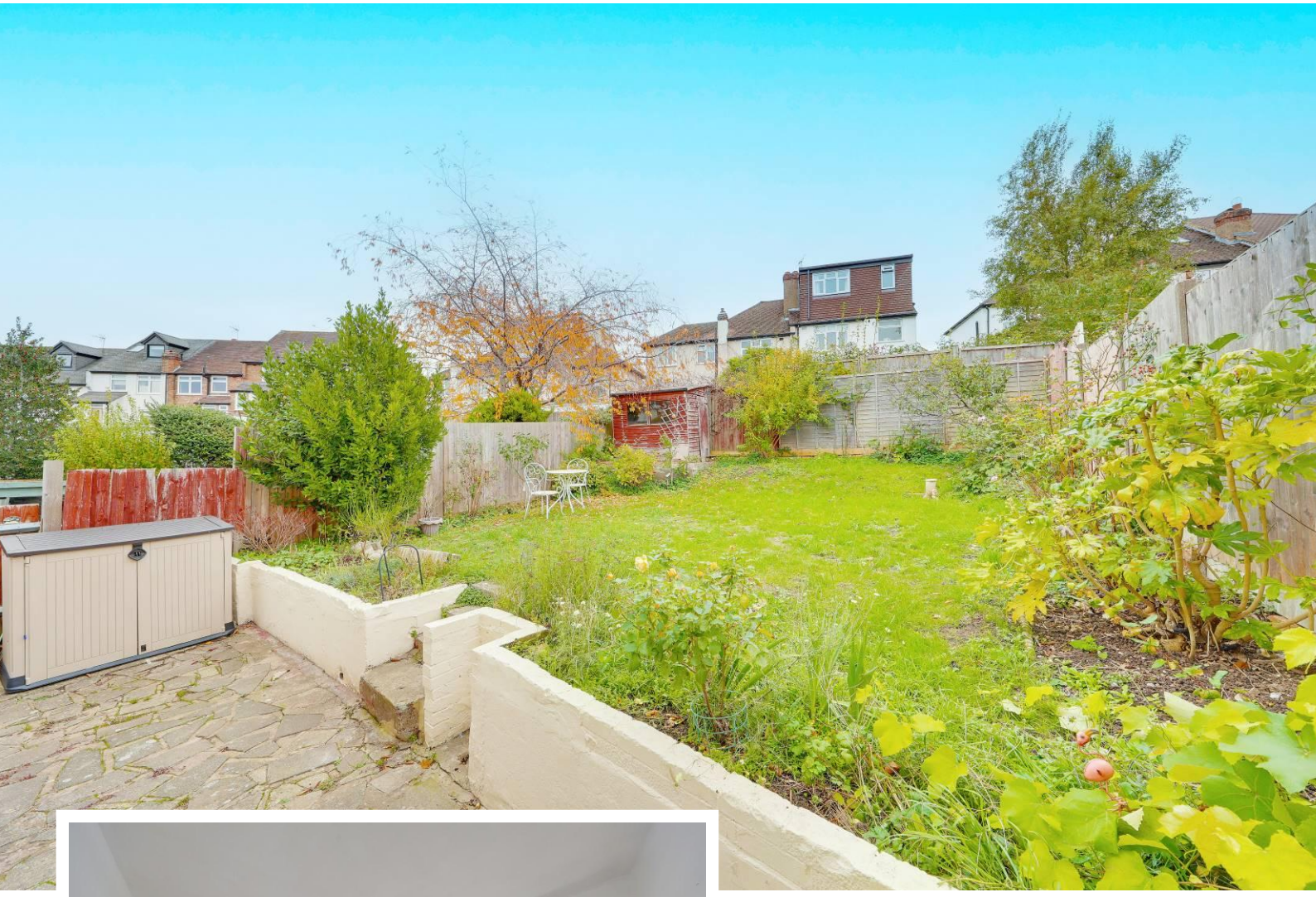
7 Cocksett Avenue, Orpington, BR6 7HE

Asking Price: £535,000

- 3 Bedroom, Recently Refurbished Semi-Detached House
- Situated on a Quiet Residential Road
- Well Located for Green St. Green High Street
- No Forward Chain, Off Street Parking











Property Description

Thomas Brown Estates are delighted to offer this recently refurbished three bedroom semi-detached family home, ideally situated on a quiet residential road within easy walking distance of Green St. Green High Street and the beautiful High Elms Country Park.

The property is being offered to the market with no forward chain and comprises an entrance porch and hallway, a comfortable lounge and an open plan kitchen/diner spanning the rear of the home, with direct access onto the garden. To the first floor are three bedrooms and a modern family bathroom.

Externally, the property benefits from a rear garden mainly laid to lawn, a private driveway to the front and ample on road parking available on the surrounding roads.

Cocksett Avenue is ideally positioned for access to local shops, transport links, local schools, stations and bus routes. An internal viewing is highly recommended to appreciate the quality of accommodation, convenient location and specification on offer.









Entrance Porch:
Double glazed opaque French doors to front, double glazed opaque window to side.

Hallway:
Understairs storage cupboard, laminate flooring, radiator.

Lounge:
12' 7" x 11' 10" (3.84m x 3.61m). Double glazed bay window to front, laminate flooring, radiator.

Kitchen/Diner:
18' 8" x 12' 10" (5.69m x 3.91m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and gas hob with extractor over, space for slimline dishwasher, space for washing machine, space for fridge/freezer, double glazed French doors to rear, double glazed window to rear, laminate and part tiled flooring, radiator.

Stairs To First Floor Landing:
Storage cupboard, opaque double glazed window to side, carpet.

Bedroom 1:
12' 8" x 12' 5" (3.86m x 3.78m). Double glazed bay window to front, carpet, radiator.

Bedroom 2:
12' 3" x 10' 3" (3.73m x 3.12m). Double glazed window to rear, carpet, radiator.

Bedroom 3:
8' 2" x 6' 6" (2.49m x 1.98m). Double glazed window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to front, tiled walls, tiled floor, heated towel rail.

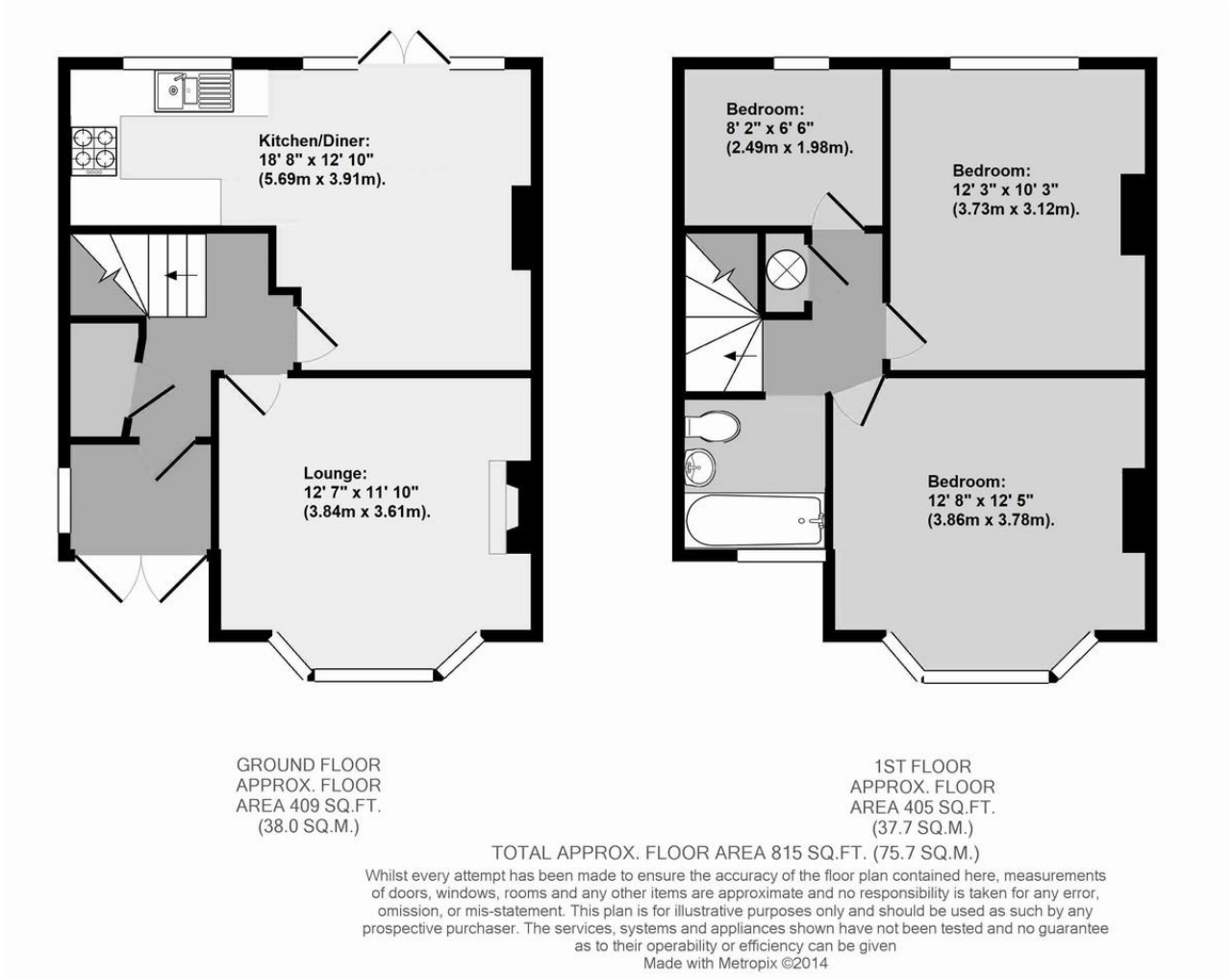
Other Benefits Include:

Garden:
40' 0" x 28' 0" (12.19m x 8.53m). South/South-East facing. Patio area with rest laid to lawn and mature flowerbeds, side access.

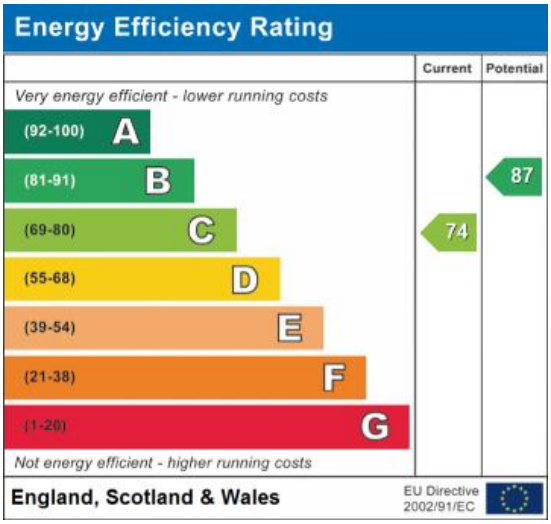
Double Glazing

Central Heating System

No Forward Chain







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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