

THOMAS BROWN

ESTATES



2 Georges Close, Orpington, BR5 3JR

Offers IEO: £450,000

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Local Shops & St. Mary Cray Station
- Quiet & Sought After Cul-De-Sac





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, situated within a quiet and sought after cul-de-sac, conveniently located within walking distance of local shops and St Mary Cray Station, the property combines peaceful surroundings with excellent access to everyday amenities and transport links.

The ground floor accommodation comprises an entrance porch and hallway, a spacious dual aspect lounge/dining room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms, a modern bathroom and a separate WC.

Externally, the property benefits from a well maintained rear garden perfect for alfresco dining and entertaining, and a driveway to the front. STPP there is great potential to extend across the rear, side and/or into the loft space.

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



ENTRANCE PORCH

Double glazed door and double glazed window to front, double glazed window to side, tiled flooring.

ENTRANCE HALL

Wooden door to front, understairs storage, laminate flooring, radiator.

LOUNGE/DINER

24' 11" x 11' 0" (7.59m x 3.35m) Feature fireplace, double glazed bay window with shutters to front, double glazed sliding door and double glazed panel to rear, laminate flooring, two radiators.

KITCHEN

12' 05" x 8' 10" (3.78m x 2.69m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven and grill, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashbacks, double glazed window to rear and side, double glazed door to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet, loft hatch.

BEDROOM 1

11' 0" x 9' 02" (3.35m x 2.79m) Fitted wardrobes, double glazed window with shutters to rear, carpet, radiator.

BEDROOM 2

11' 08" x 11' 02" (3.56m x 3.4m) Double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 3

8' 04" x 8' 0" (2.54m x 2.44m) Double glazed window to rear, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over and shower attachment, double glazed opaque window with shutters to front, tiled walls, tile effect flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, tiled walls, tiled flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

40' 0" x 28' 0" (12.19m x 8.53m) Patio area, artificial lawn, flowerbeds, large shed.

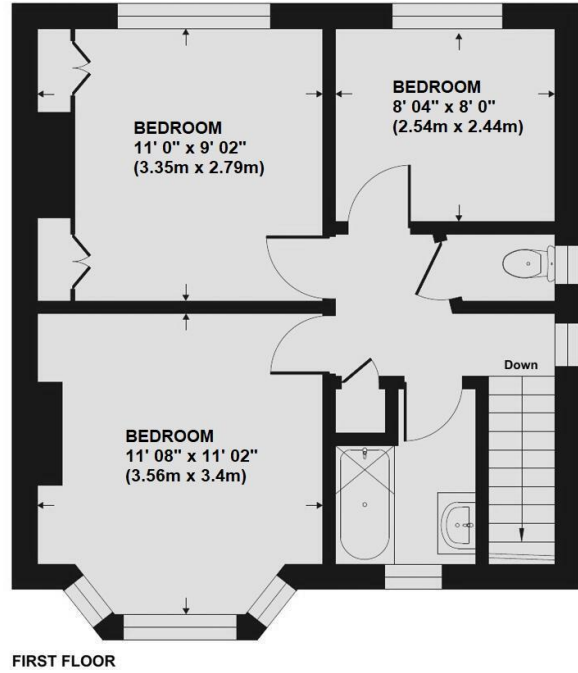
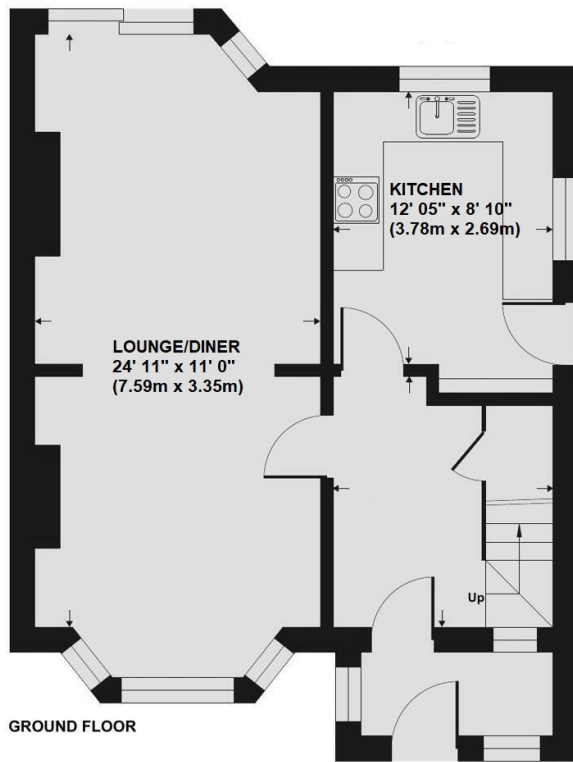
OFF STREET PARKING

Drive, low maintenance, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			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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