

# THOMAS BROWN

ESTATES



**6 Martindale Avenue, Orpington, BR6 6LJ**

**Asking Price: £425,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Schools & Chelsfield Station
- Highly Sought After Development
- Integral Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom terraced home, situated within a highly sought after development in Green Street Green.

Ideally located for a range of reputable local schools, Chelsfield railway station and Glentrammon Park, this property offers excellent convenience for families and commuters alike.

The accommodation comprises an entrance porch and hallway, a fitted kitchen, integral garage and a spacious lounge/diner spanning the rear of the property with direct access to the garden - perfect for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally the property benefits from a well maintained rear garden, ideal for alfresco dining and outdoor entertaining, as well as a driveway to the front providing off street parking.

Green Street Green offers a range of local shopping facilities, while the nearby Orpington Town Centre provides a wider selection of shops, restaurants and amenities.

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



#### ENTRANCE PORCH

Double glazed opaque door to side, storage cupboard, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs cupboard, carpet, radiator.

#### LOUNGE/DINER

19' 02" x 12' 06" (5.84m x 3.81m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

12' 09" x 7' 0" (3.89m x 2.13m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, double glazed window to front, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front, carpet, radiator.



#### BEDROOM 1

11' 11" x 10' 04" (3.63m x 3.15m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11' 11" x 8' 05" (3.63m x 2.57m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



#### BEDROOM 3

10' 06" x 6' 11" (3.2m x 2.11m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, tiled walls, skylight, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" (9.14m) Patio area with rest laid to lawn, flowerbeds.



#### INTEGRAL GARAGE

17' 0" x 7' 11" (5.18m x 2.41m) Up and over door to front, power and light, space for fridge/freezer.

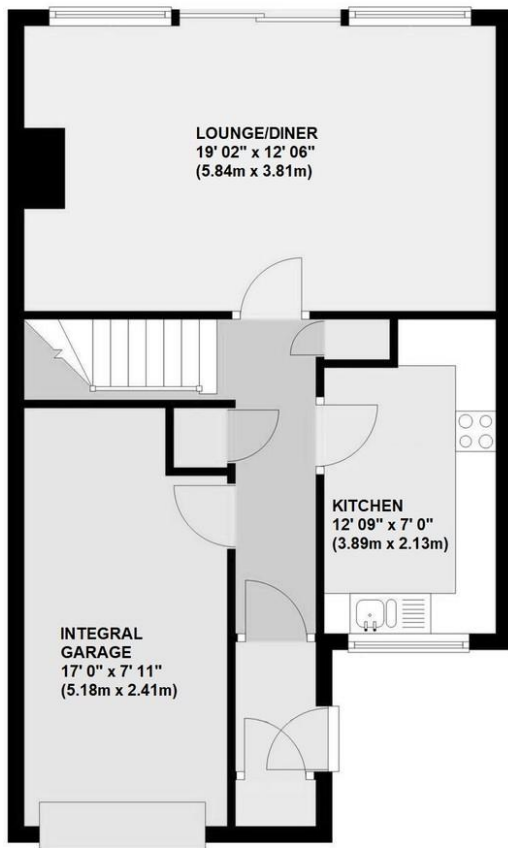
#### OFF STREET PARKING

Drive.

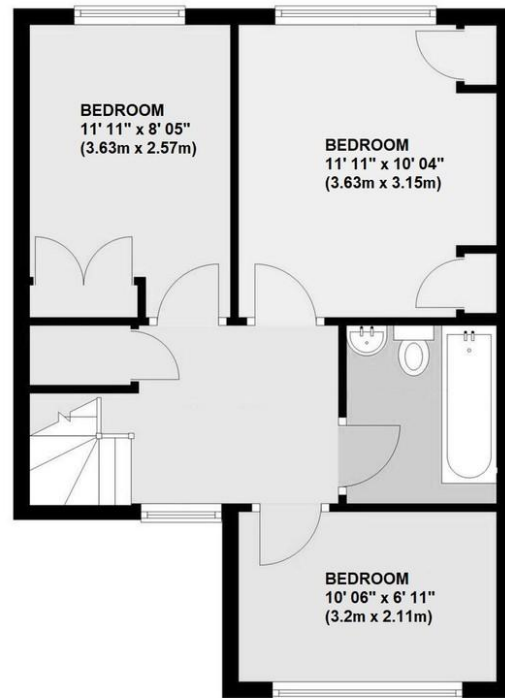
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

## Ground Floor



## First Floor



This plan is for illustration purpose only - not to scale



**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>64</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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