

# THOMAS BROWN

ESTATES

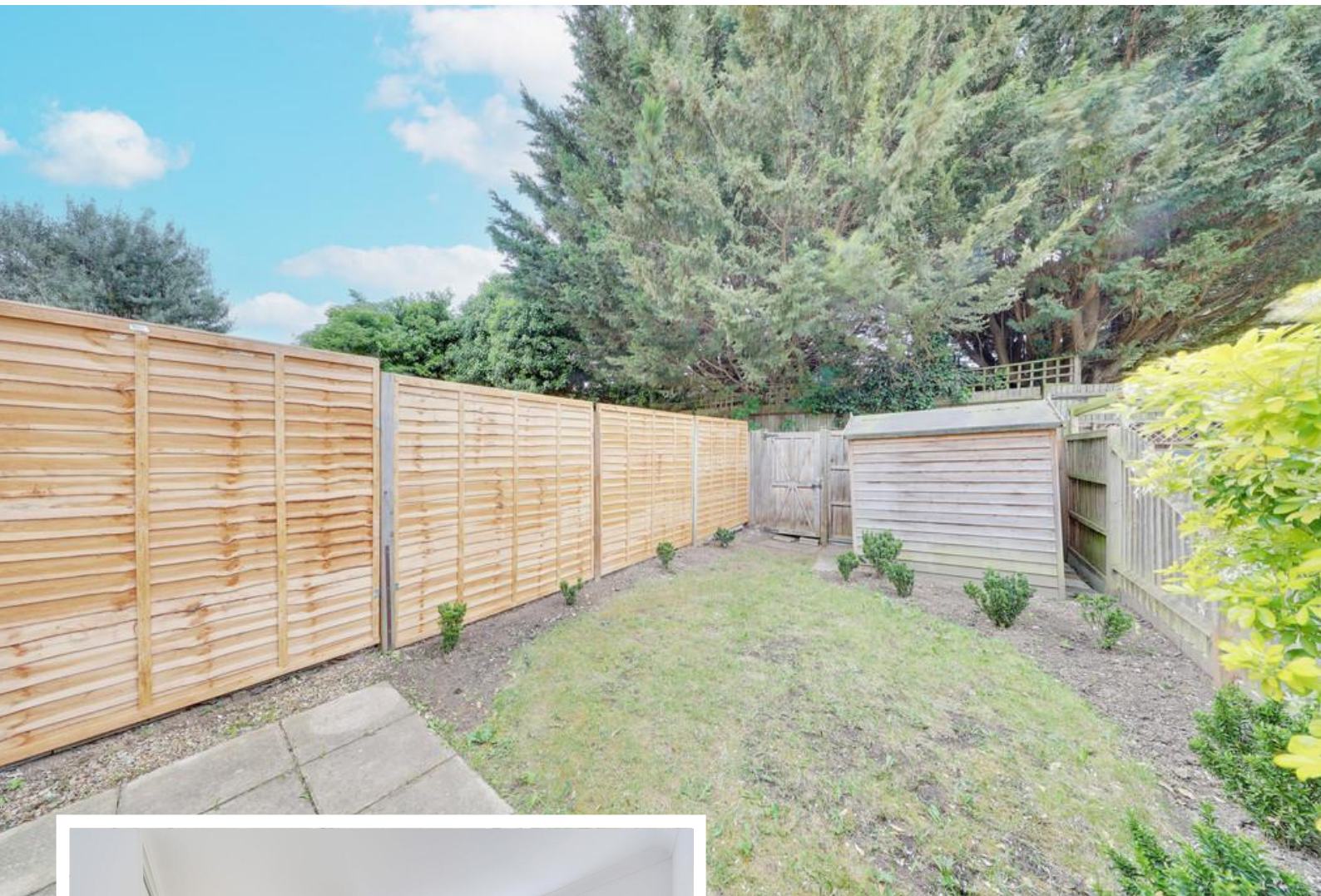


**70 Doveney Close, Orpington, BR5 3WF**

**Asking Price: £355,000**

- 2 Bedroom, Rear Extended Mid terrace House
- Well Located for Local Schools & St. Mary Cray Station
- Allocated Parking Space
- No Forward Chain, High Specification





## Property Description

Situated within a popular no through residential road in Orpington, Thomas Brown Estates are delighted to offer this immaculately presented and rear extended two bedroom terraced property, being offered to the market with no forward chain.

Overlooking a green to the front, the accommodation comprises an entrance porch, a spacious lounge, and a stunning open plan kitchen/dining room featuring a breakfast bar and direct access to the rear garden.

To the first floor are two well-proportioned bedrooms (principle bedroom with fitted wardrobes) and a modern family bathroom.

Externally, the property benefits from a private rear garden (with rear access), as well as an allocated parking space to the front.

Additional features include underfloor heating to the extension, quartz worktops, new carpets, and recent redecoration, making this a true turnkey home.

Doveney Close is ideally located for local schools, shops, bus routes, and St. Mary Cray railway station.

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



#### ENTRANCE PORCH

Double glazed door to front, coconut mat.

#### LOUNGE

14' 09" x 12' 05" (4.5m x 3.78m) Double glazed window to front, laminate flooring, radiator.

#### KITCHEN/DINER

18' 09" x 12' 03" (5.72m x 3.73m) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated microwave, integrated washing machine, integrated slimline dishwasher, breakfast bar, tiled splashback, underfloor heating to extension, tile effect flooring and tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 05" x 8' 02" (3.78m x 2.49m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 04" x 7' 02" (3.76m x 2.18m) Double glazed window to front, carpet, radiator.



#### BATHROOM

WC, wash hand basin in vanity unit, bath with Aqualisa shower over, tiled walls, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

25' 0" (7.62m) Laid to lawn, shed, rear access.

#### FRONT

Laid to lawn, overlooking communal green.

#### ALLOCATED PARKING

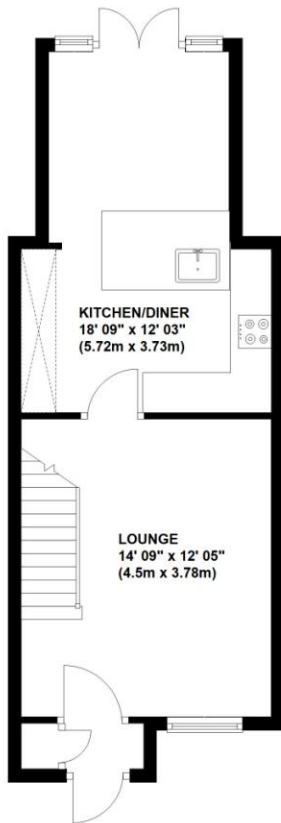
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

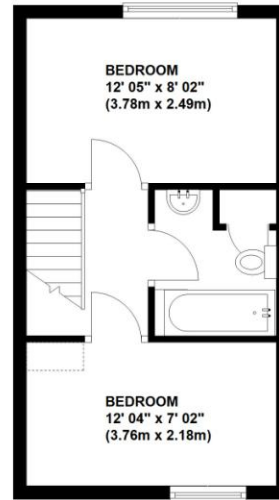
#### NO FORWARD CHAIN



**Ground Floor**  
Approx. 36.7 sq. metres (395.0 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Council Tax Band: C**

**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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