

THOMAS BROWN

ESTATES



25 Tilbury Close, Orpington, BR5 2JR

Asking Price: £435,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- 23' 01 Lounge/Diner, Extended
- No Forward Chain, No Through Road





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached home, situated on a quiet no-through road and conveniently located within walking distance of St. Mary Cray Station, local amenities, and a variety of shops.

The ground floor comprises an entrance porch leading into a spacious dual-aspect lounge/dining room measuring approximately 23'1", creating an excellent space for both relaxing and entertaining. There is an extended kitchen and a garage that completes the ground floor accommodation.

On the first floor, the property benefits from three well-proportioned bedrooms, a family bathroom, and a separate WC.

Externally, the home enjoys a private rear garden with side access, together with a driveway to the front providing off street parking.

The property would benefit from modernisation, which is reflected in the asking price, offering an excellent opportunity for buyers to update and personalise the home to their own taste. Early viewing is highly recommended to fully appreciate the generous floor space and potential on offer. Please contact Thomas Brown Estates, Orpington, to arrange your appointment.



Entrance Porch:

Double glazed door to front, coconut mat.

Lounge/Diner:

23' 01" x 12' 07" (7.04m x 3.84m). Double glazed window to front, double glazed sliding door to rear, solid wood flooring, three radiators.

Kitchen:

18' 01" x 10' 02" (5.51m x 3.1m). Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, space for range cooker, space for American fridge/freezer, space for washing machine, extractor hood, double glazed opaque window to side, double glazed window to rear, tiled flooring, radiator.

Stairs To First Floor Landing:

Carpet.

Bedroom 1:

14' 01" x 11' 02" (4.29m x 3.4m). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 2:

12' 09" x 8' 07" (3.89m x 2.62m). Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

Bedroom 3:

8' 07" x 7' 09" (2.62m x 2.36m). Double glazed window to front, vinyl flooring, radiator.

Bathroom:

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled flooring.

Separate WC:

WC, double glazed opaque window to rear, tiled flooring, radiator.

Other Benefits Include:

Garden:

45' 0" (13.72m). Patio area with rest laid to lawn, mature shrubs, side access.

Off Street Parking

Drive.

Garage:

16' 08" x 7' 11" (5.08m x 2.41m). Up and over door.

Double Glazing

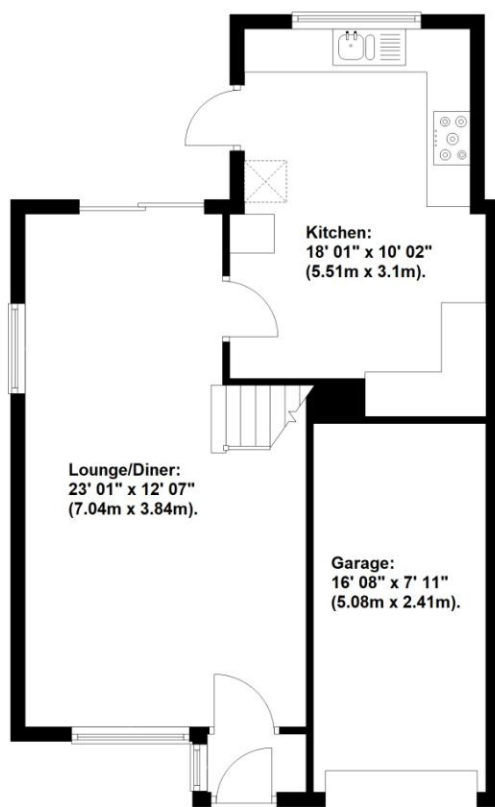
Central Heating System

No Forward Chain



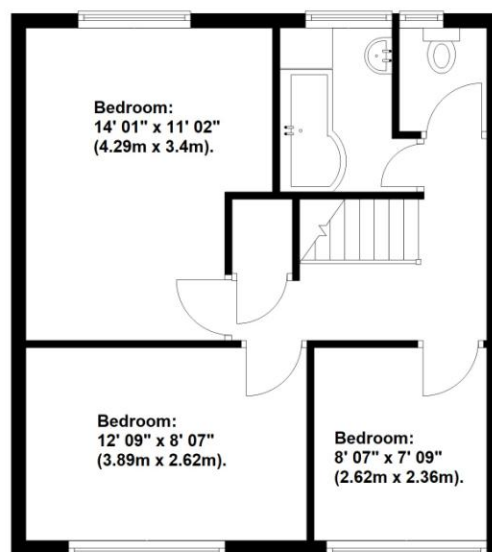
Ground Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



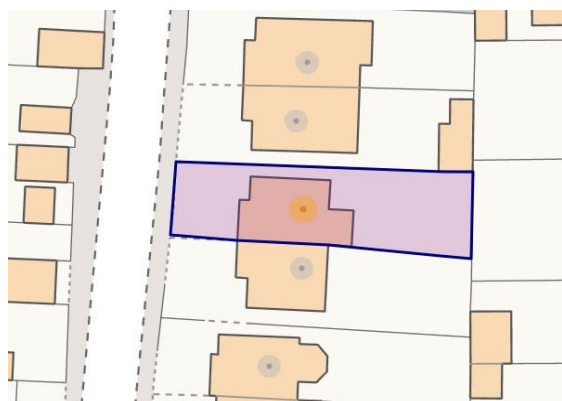
First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 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		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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