

THOMAS BROWN

ESTATES



2 St. Josephs Close, Orpington, BR6 9TY **Guide: £610,000-£625,000**

- 3 Bedroom Detached House
- Well Located for Local Schools & Orpington Station
- 26'5 Open Plan Lounge/Dining Room
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to present this modern, immaculately maintained three bedroom detached home, tucked away in a quiet close in BR6. The property is ideally located within easy reach of a range of well-regarded local schools, including Warren Road Primary & St. Olaves Grammar School, as well as Orpington Station.

The ground floor accommodation comprises: entrance hallway, a spacious 26'5" open plan lounge/dining room, a modern fitted kitchen, a bright conservatory and a convenient WC.

Upstairs the first floor landing provides access to three bedrooms -two of which are doubles-and a stylish contemporary family bathroom.

Externally, the property features a well-kept rear garden, mainly laid to lawn, offering an ideal space for entertaining. There is also a garage to the side and a driveway to the front providing off street parking.

Subject to planning permission, the property offers excellent potential for extension, including further to the rear, garage conversion and/or building above the garage, as seen with similar homes in the area.

St. Josephs Close is perfectly positioned for easy access to Orpington High Street, the station, local bus routes, and a variety of amenities.

Early viewing is highly recommended to fully appreciate the quality, space, and location on offer.



Entrance Hall:

Door to front, laminate flooring.

Lounge/Diner:

26' 05" x 12' 10" (8.05m x 3.91m). (Measured at maximum). Double glazed window to front, double glazed French doors to conservatory, laminate flooring, two radiators.

Conservatory:

9' 01" x 8' 08" (2.77m x 2.64m). Brick base, double glazed windows to three sides, double glazed French doors to side, tiled flooring.

Kitchen:

11' 04" x 7' 07" (3.45m x 2.31m). Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated electric hob with extractor over, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for dishwasher, double glazed window to rear, tiled flooring.

Cloakroom:

WC, wash hand basin, tiled walls, tiled flooring, heated towel rail.

Stairs To First Floor Landing:

Double glazed window to side, carpet.

Bedroom 1:

14' 06" x 8' 10" (4.42m x 2.69m). Double glazed window to front, laminate flooring, radiator.

Bedroom 2:

9' 09" x 8' 10" (2.97m x 2.69m). (Measured to front of wardrobes). Built in wardrobes, double glazed window to rear, laminate flooring, radiator.

Bedroom 3:

9' 02" x 6' 06" (2.79m x 1.98m). Double glazed window to front, laminate flooring, radiator.

Bathroom:

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Rear Garden:

52' 0" x 29' 0" (15.85m x 8.84m). Patio area with rest laid to lawn, mature shrubs.

Front Garden:

Block paved drive, laid to lawn, mature shrubs.

Garage:

17' 01" x 8' 02" (5.21m x 2.49m) Up and over door to front, door to rear, power and light.

Double Glazing

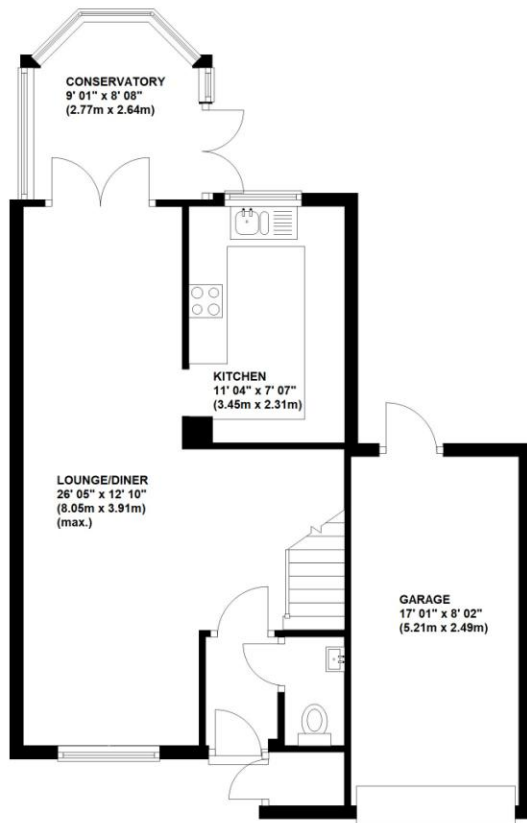
Central Heating System

Soft Water And Drinking Water System



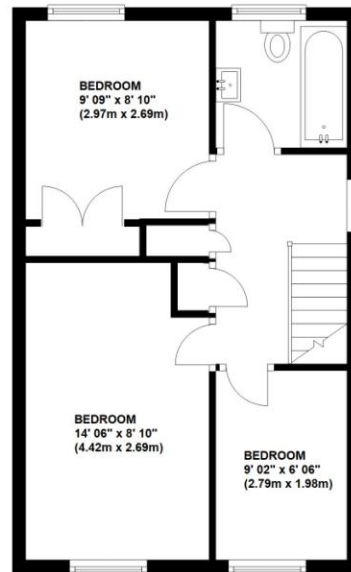
Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 98.6 sq. metres (1061.1 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Council Tax Band: E

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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