

# THOMAS BROWN

ESTATES



**17 Taylor Close, Orpington, BR6 9UH**

**Fixed Price: £265,000**

- 1 Bedroom Ground Floor Maisonette
- Well Located for Local Amenities & Stations
- Situated in a Quiet Cul-De-Sac
- Private Rear Garden, Garage En-Bloc





## Property Description

Thomas Brown Estates are delighted to present this well maintained ground floor maisonette, ideally positioned in a quiet cul-de-sac in BR6. The property benefits from a long lease, private rear garden and a garage en-bloc.

The accommodation comprises a communal entrance hall leading into a spacious 18ft lounge/dining room, a modern fitted kitchen, a double bedroom with direct access to the rear garden and a well-appointed bathroom.

Additional features include a garage en-bloc, on-street parking to the front, an exceptionally long lease of approximately 954 years, and very low service charges.

Taylor Close is conveniently located for a range of local amenities, including reputable schools, shops, bus routes, and both Chelsfield and Orpington mainline stations, offering excellent transport links.

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



#### COMMUNAL HALL

#### LOUNGE/DINER

18' 0" x 11' 11" (5.49m x 3.63m) Storage cupboard, double glazed window to front, carpet, electric radiator.

#### INNER HALL

Storage cupboard, vinyl flooring.

#### KITCHEN

10' 10" x 5' 09" (3.3m x 1.75m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring.



#### BEDROOM

10' 11" x 9' 07" (3.33m x 2.92m) Built in storage, double glazed window to rear, double glazed door to garden, carpet, electric radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, part tiled walls, vinyl flooring.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

38' 0" (11.58m) Patio area with rest laid to lawn, mature flowerbeds.

#### FRONT

Laid to lawn.

#### GARAGE EN-BLOC

Up and over door.

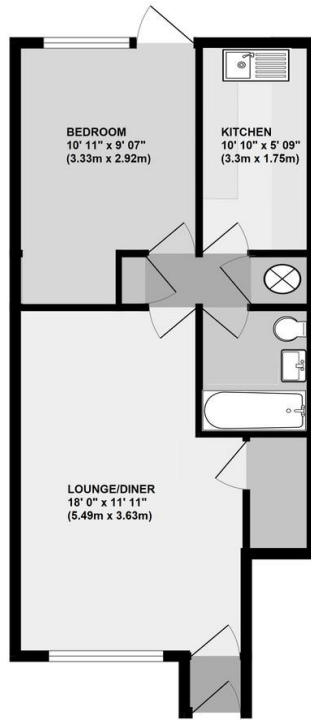
#### DOUBLE GLAZING

#### LEASEHOLD

954 years remaining.



GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band: C**

**Tenure: Leasehold – 954 years remaining (approx.)**

**Service Charge: none - As advised by vendor.**

**Ground Rent: £70 PA (£5.83 PM) - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

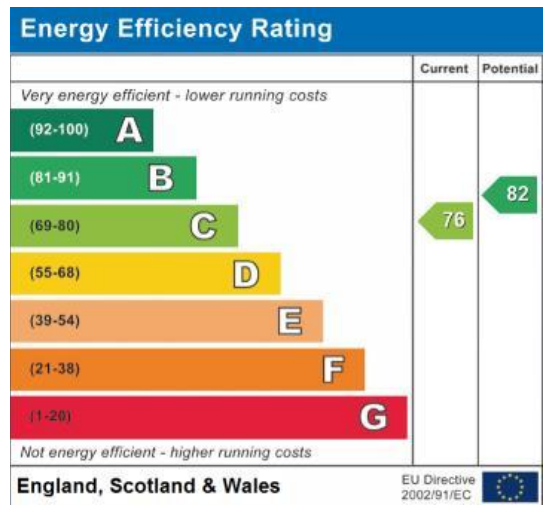
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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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