

# THOMAS BROWN

ESTATES



**2 Blackthorn Grove, Orpington, BR5 2FG**

**Asking Price: £545,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & Stations
- Double Glazing & Central Heating
- Two Allocated Parking Spaces





## Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom mid terrace home, built in 2016 and situated on a private road of just eight properties. The property enjoys a convenient location within walking distance of Poverest Park and close to both Orpington & St Mary Cray railway stations, making it ideal for commuters. A range of local amenities are also nearby, including Nugent Retail Park as well as the high streets of Orpington and Petts Wood.

The accommodation comprises an entrance hall, modern fitted kitchen, a cloakroom and a spacious lounge/dining room with direct access to the rear garden on the ground floor. To the first floor there are three bedrooms, all benefiting from mirrored fitted wardrobes, along with a family bathroom. The master bedroom also features its own en-suite shower room.

Externally, the property offers a private southerly facing rear garden, providing an ideal outdoor space for relaxing or entertaining. There are also two allocated parking spaces located to the front and side of the property. Built in 2016, the home benefits from excellent insulation and solar panels, contributing to an excellent EPC rating of B. Blackthorn Grove is well positioned for local schools, shops, bus routes, and both St Mary Cray and Petts Wood mainline stations. Viewings are highly recommended, and interested parties are invited to contact Thomas Brown Estates to arrange an appointment.



#### ENTRANCE HALL

Double glazed door to front, storage cupboard, laminate flooring, radiator.

#### LOUNGE

19' 0" x 13' 10" (5.79m x 4.22m) Double glazed French doors to rear, two double glazed panels to rear, understairs storage.

#### KITCHEN

12' 02" x 8' 01" (3.71m x 2.46m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven with extractor over, integrated fridge/freezer, integrated microwave, integrated washing machine, integrated dishwasher, double glazed window to front, central heating boiler, tiled flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, part tiled walls, tiled flooring, extractor fan, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

#### BEDROOM 1

13' 02" x 9' 04" (4.01m x 2.84m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed window to front, part tiled walls, extractor fan, tiled flooring.



#### BEDROOM 2

11' 09" x 9' 10" (3.58m x 3m) (plus recess 5'0 x 2'03) (measured to back of wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 0" x 7' 0" (3.66m x 2.13m) (measured to back of wardrobe). Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, extractor fan, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

30' 0" (9.14m) (approx.) Patio area with rest laid to lawn, shed, fenced all around.

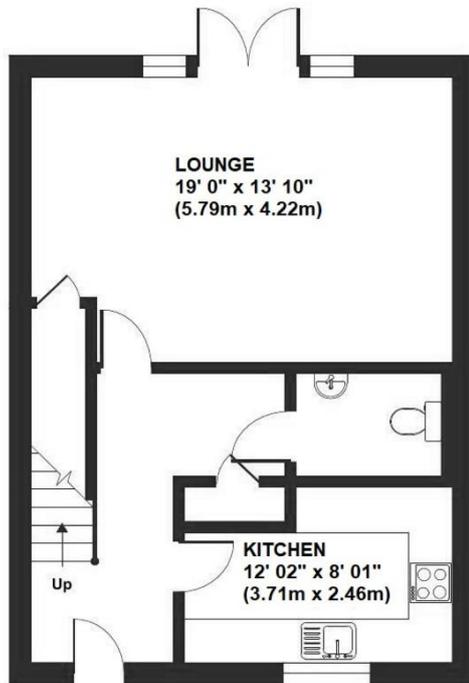
#### ALLOCATED PARKING

Two spaces to front and side.

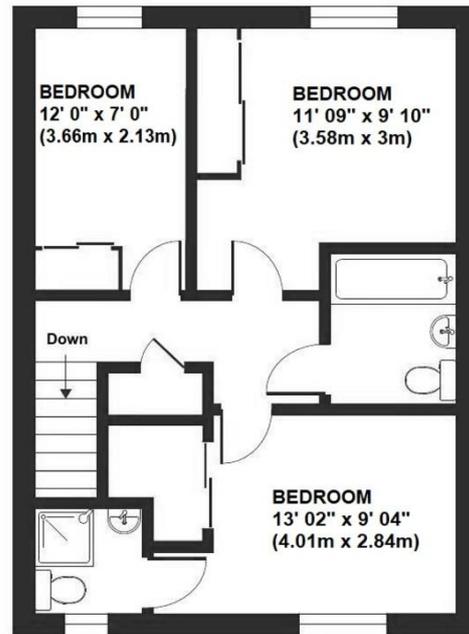
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED



GROUND FLOOR



1ST 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>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</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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