

# THOMAS BROWN

ESTATES

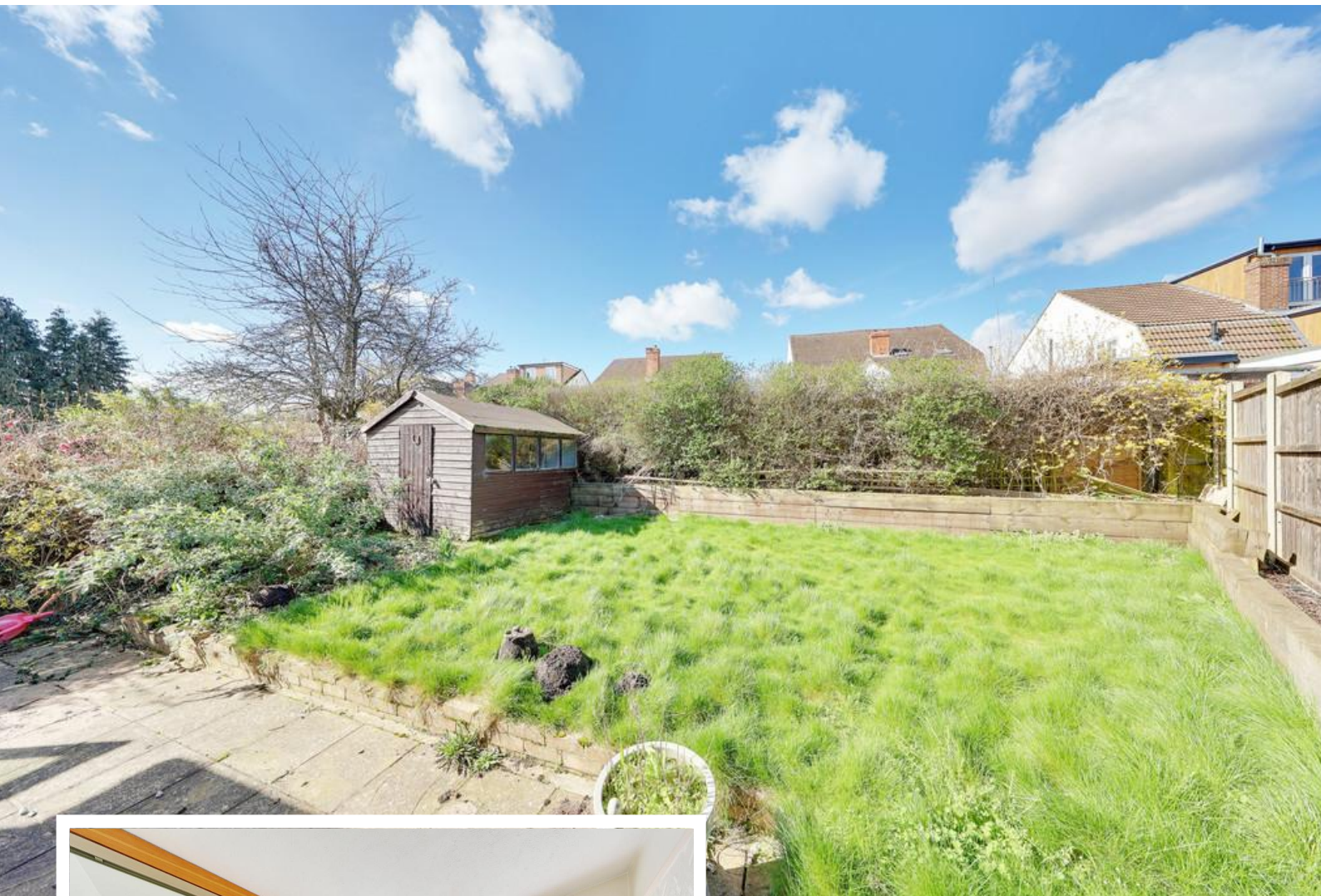


**5 Perry Hall Close, Orpington, BR6 0HU**

**Asking Price: £440,000**

- 2 Bedroom Semi-Detached Bungalow
- Situated at the End of a Quiet Cul-De-Sac
- Well Located for Orpington High Street & Station
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are pleased to present this two bedroom semi-detached bungalow, offered to the market with no onward chain. The property is located at the end of a quiet cul-de-sac within walking distance of Orpington High Street & Station, Perry Hall Primary School, and Poverest Park.

The accommodation comprises an entrance hall, a spacious lounge/dining room with direct access to the rear garden, a kitchen with lean-to attached, shower room and two bedrooms.

Externally, the property benefits from a rear garden that is mainly laid to lawn, along with a driveway at the front providing off-street parking.

Please note that the property requires refurbishment throughout, which has been reflected in the asking price.

Perry Hall Close is ideally situated for a range of local amenities, including schools, shops, bus routes, and Orpington mainline station.

Internal viewing is highly recommended. Please contact Thomas Brown Estates in Orpington to arrange a viewing and fully appreciate the excellent location on offer.



#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

#### LOUNGE/DINER

15' 11" x 14' 04" (4.85m x 4.37m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

8' 0" x 6' 09" (2.44m x 2.06m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, double glazed window to front, vinyl flooring, radiator.

#### LEAN-TO

Space for fridge/freezer, space for washing machine, double glazed door to front and rear.

#### BEDROOM 1

12' 01" x 9' 10" (3.68m x 3m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 0" x 8' 11" (2.74m x 2.72m) Fitted wardrobe, double glazed window to front and side, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" x 26' 0" (9.14m x 7.92m) Patio area with rest laid to lawn, mature flowerbeds, shed.

#### OFF STREET PARKING

Drive.

#### DOUBLE GLAZING

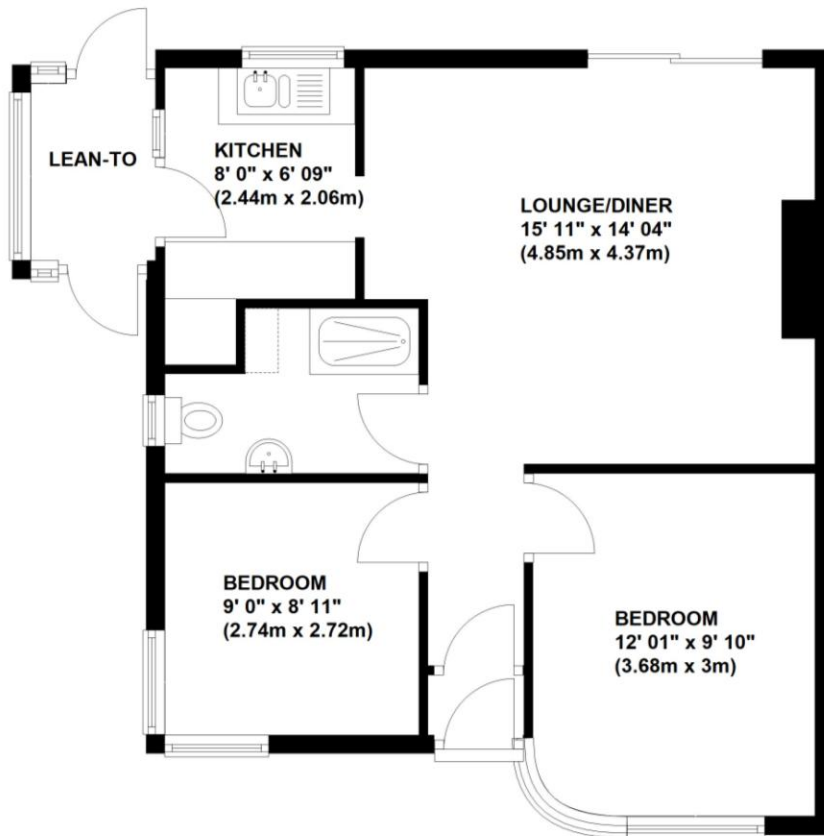
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



## Ground Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 56.5 sq. metres (608.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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