THOMAS BROWN
ESTATES



25 Meath Close, Orpington, BR5 2HF

Asking Price: £420,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for Local Shops & St. Mary Cray Station
- Garage & Off Street Parking
- **Cash Buyers Only**











Property Description

100% CASH BUYERS ONLY – NON-STANDARD CONSTRUCTION

Thomas Brown Estates are pleased to present this rear extended three bedroom semi-detached home, conveniently located within walking distance of St Mary Cray Station and Nugent Shopping Centre.

The ground floor accommodation comprises an entrance porch and hallway, dining area, and a spacious open plan lounge with a modern fitted kitchen. In addition, there is a double-width integral garage offering excellent storage or potential to convert, subject to the necessary permissions.

To the first floor, the landing provides access to three well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from a low maintenance rear garden featuring a versatile garden room, ideal for entertaining, working from home, or use as a hobby space. To the front, the landscaped garden incorporates a driveway providing off-street parking for two vehicles.

Meath Close is ideally situated for a range of local amenities, including reputable schools, shops, bus routes, and St. Mary Cray mainline station, offering convenient transport links.

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









ENTRANCE PORCH
Double glazed windows and opaque composite door to front.

ENTRANCE HALL
Wooden door and double glazed window to front, wood effect flooring, radiator.

DINING ROOM
13' 02" x 12' 05" (4.01m x 3.78m) Double glazed window to front, wood effect flooring, radiator.

LOUNGE/KITCHEN
22' 04" x 19' 08" (6.81m x 5.99m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink, integrated double oven, integrated electric hob, integrated dishwasher, space for fridge/freezer, central island and breakfast bar, double glazed windows and double glazed French doors to rear, double glazed window to side, double glazed door to garage, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING
Storage cupboard, double glazed opaque window to side, carpet.

BEDROOM 1
11' 08" x 10' 02" (3.56m x 3.1m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2
10' 04" x 8' 09" (3.15m x 2.67m) Double glazed window to rear, carpet, radiator.

BEDROOM 3
9' 02" x 8' 0" (2.79m x 2.44m) Double glazed window to front, carpet, radiator.

SHOWER ROOM
WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to rear, tiled walls, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN
65' 0" x 25' 0" (19.81m x 7.62m) (measured at maximum) (measured to garden room) Patio area, artificial lawn, flowerbeds.

GARDEN ROOM
15' 10" x 7' 02" (4.83m x 2.18m) Double glazed French doors to front, windows to front, vinyl flooring.

OFF STREET PARKING
Drive, low maintenance, landscaped, flowerbeds.

INTEGRAL GARAGE
22' 0" x 15' 01" (6.71m x 4.6m) Up and over roller blind style door, double glazed window and double glazed opaque door to rear, power.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Whilst 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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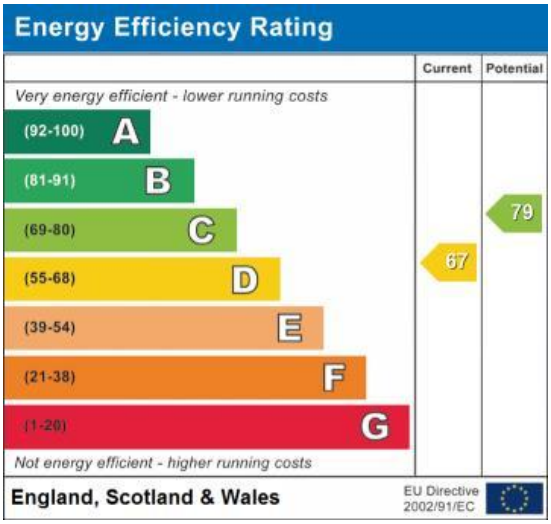

Council Tax Band: B

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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