

THOMAS BROWN

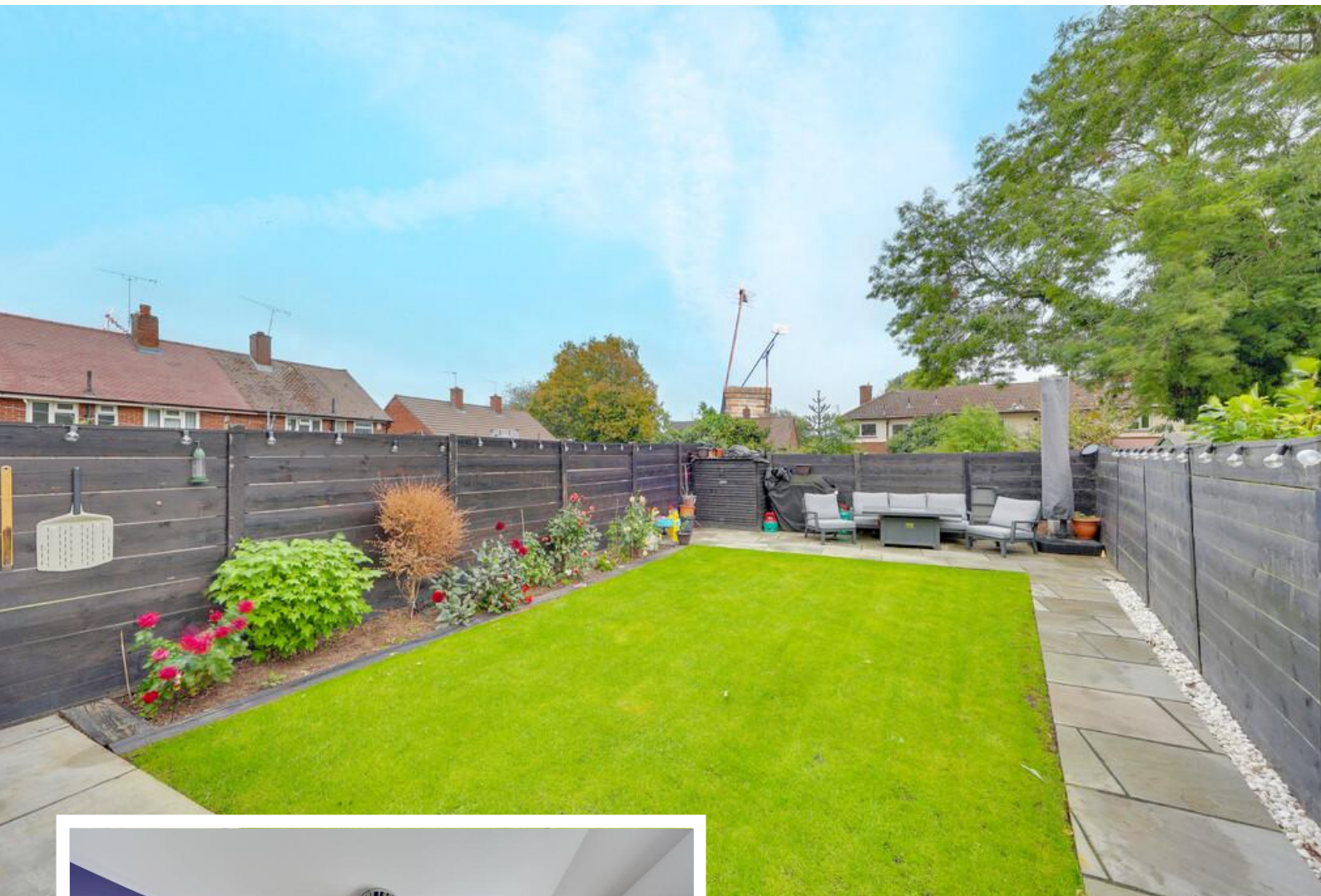
ESTATES



11 Brockwell Close, Orpington, BR5 1RJ **Asking Price: £400,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Local Schools & Stations
- Impressive 16'6 Kitchen/Diner, 2 WC's
- Sought After Location





Property Description

Thomas Brown Estates are delighted to present this recently modernised and immaculately presented two double bedroom terraced property, situated in the highly sought after Poverest area of Orpington. Ideally located with in walking distance of St. Mary Cray and Petts Wood mainline stations, local shops, bus routes and popular schools, this fantastic home is a must view for prospective buyers.

The ground floor accommodation comprises an entrance hall, a comfortable lounge, a WC and an impressive 16'6 kitchen/diner spanning the full width of the rear of the property, providing an excellent space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, with the generous master bedroom offering the potential to be divided into two separate bedrooms, as has been done in other properties locally. A stylish, modern executive family bathroom completes the internal accommodation.

Externally, the property boasts a beautifully landscaped rear garden, predominantly laid to lawn, with a spacious patio area ideal for alfresco dining, relaxing and entertaining during the warmer months.

The current owners have undertaken a programme of improvements since 2022, including the installation of a new kitchen and bathroom, redecoration throughout, a complete rewire and a new boiler, making this an attractive, modernised home ready to enjoy.

Brockwell Close is ideally positioned for a range of local amenities, including well-regarded schools, shops and bus routes, with both St. Mary Cray and Petts Wood mainline stations within walking distance.

Early viewing is highly recommended to fully appreciate the presentation, spacious accommodation and convenient location this wonderful property has to offer.

Please call Thomas Brown Estate Agents in Orpington to arrange your viewing.



Entrance Hall:

Composite door to front, LVT flooring, radiator.

Lounge:

13' 0" x 11' 01" (3.96m x 3.38m). Double glazed window with shutters to front, double glazed door to rear, LVT flooring.

Kitchen/Diner:

16' 06" x 9' 04" (5.03m x 2.84m). (Measured at maximum). Range of matching wall and base units with quartz worktops over, butler sink, integrated double oven, integrated induction hob with extractor over, integrated washing machine, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed door to rear, LVT flooring.

Cloakroom:

WC, wash hand basin, tiled flooring.

Stairs To First Floor Landing:

Carpet.

Bedroom 1:

16' 07" x 10' 09" (5.05m x 3.28m). (Measured to front of wardrobes). Fitted and built in wardrobes, two double glazed windows with shutters to front, carpet, radiator.



Bedroom 2:

11' 07" x 9' 08" (3.53m x 2.95m). Built in wardrobes, double glazed window with shutters to rear, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

40' 0" (12.19m). Landscaped, patio area with rest laid to lawn, side access.

Front Garden:

Laid to lawn.

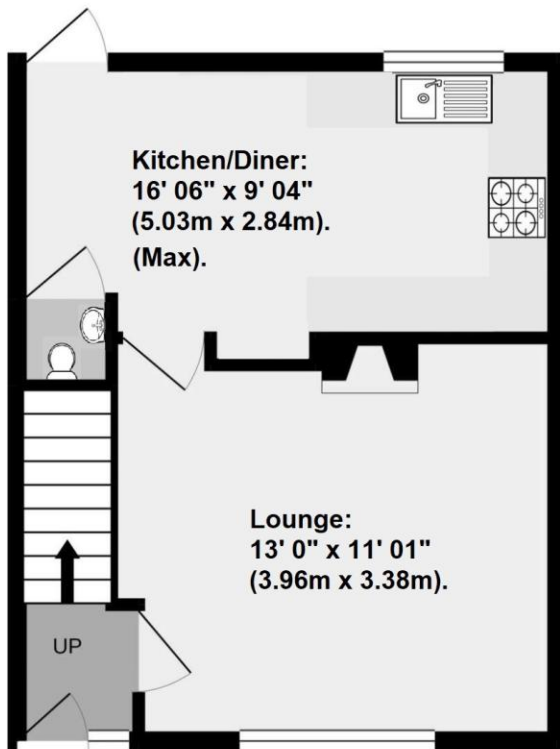
On Road Parking

Double Glazing

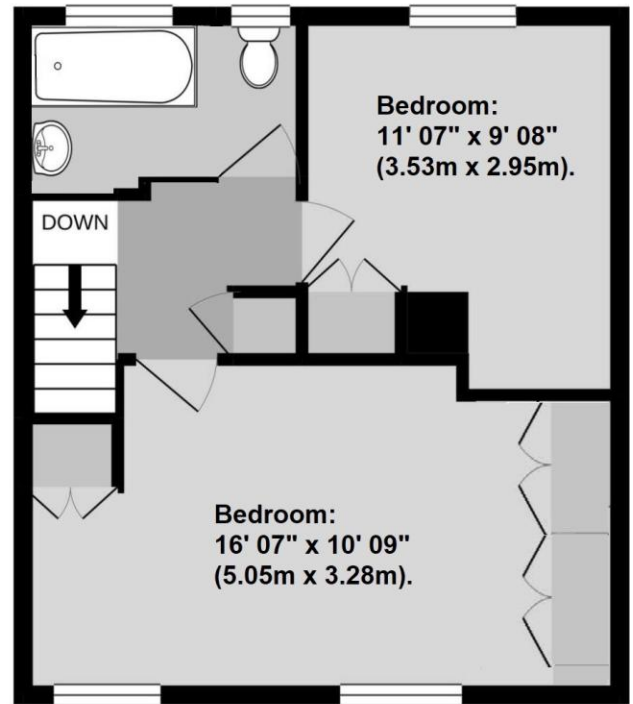
Central Heating System



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 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: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(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		

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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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ESTATES