

THOMAS BROWN

ESTATES

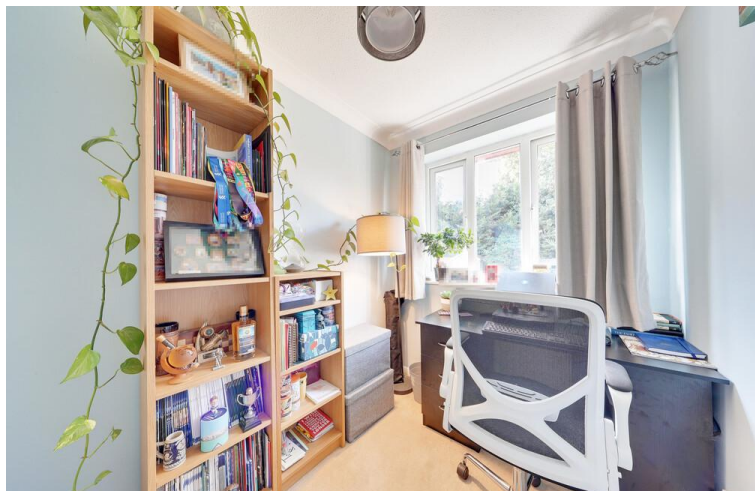
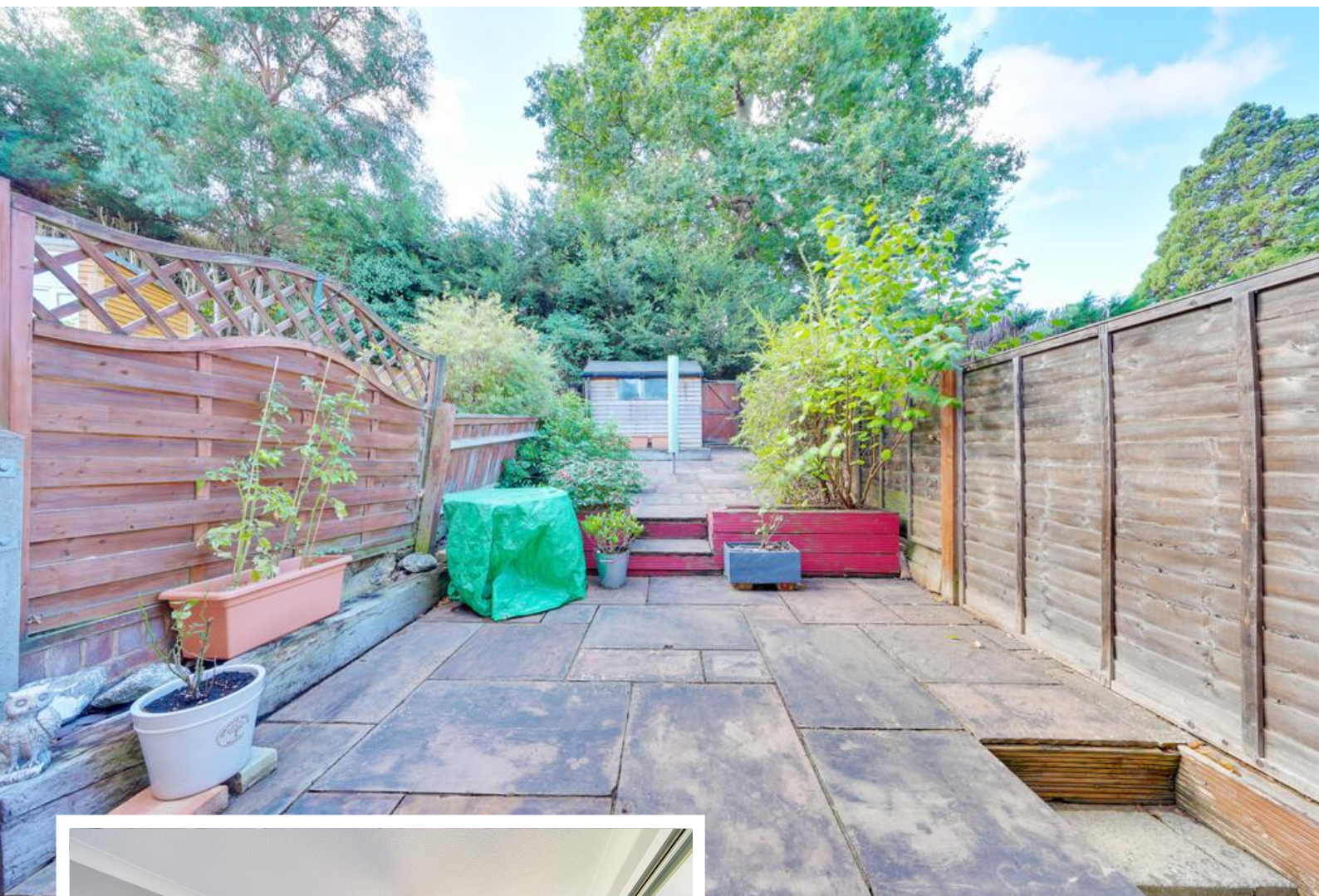


7 Barcombe Close, Orpington, BR5 2QD

Asking Price: £350,000

- 2 Bedroom Mid Terrace House
- Quiet Residential Development
- Well Located for Local Shops & St. Mary Cray Station
- Allocated Parking Space





Property Description

Thomas Brown Estates are delighted to offer this well presented two bedroom terrace property, ideally situated within a quiet residential development. The property benefits from an allocated parking space, additional visitor parking and is within easy walking distance of St. Mary Cray Station and local shops.

The ground floor accommodation comprises an entrance hall, fitted kitchen and a lounge/dining room with direct access to the rear garden. To the first floor is a landing providing access to two bedrooms, with the master bedroom benefiting from fitted wardrobes, and a modern family bathroom.

Externally, the property boasts a low maintenance courtyard style rear garden, providing an ideal space for alfresco dining and entertaining, along with allocated parking directly in front of the property.

Barcombe Close is well positioned for St. Mary Cray Station, local schools, shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



Entrance Hall:

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

Lounge/Dining Room:

12' 02" x 11' 04" (3.71m x 3.45m). Double glazed French doors to rear, laminate flooring, radiator.

Kitchen:

10' 10" x 5' 04" (3.3m x 1.63m). 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, tiled splashback, double glazed window to front, tile effect flooring.



Stairs To First Floor Landing:

Carpet.

Bedroom 1:

11' 05" x 11' 04" (3.48m x 3.45m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:

7' 09" x 5' 10" (2.36m x 1.78m). Double glazed window to rear, carpet tiles, radiator.



Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, part tiled walls, wood effect flooring, heated towel rail.

Other Benefits Include:

Garden:

38' 0" (11.58m). Low maintenance, flowerbeds, shed.

Front:

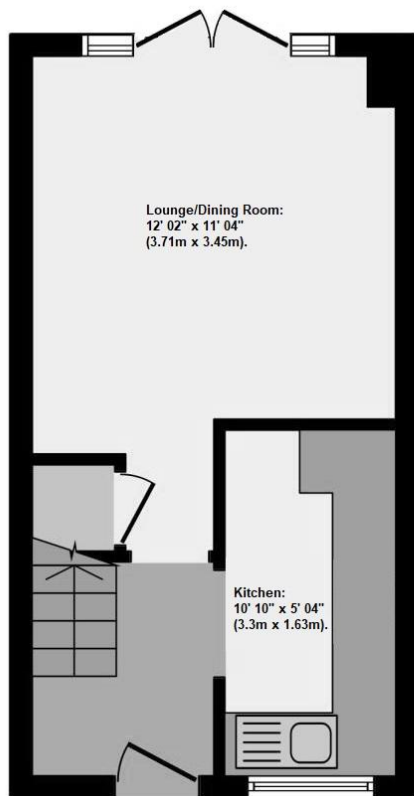
Artificial lawn, covered entrance.

Allocated Parking Space

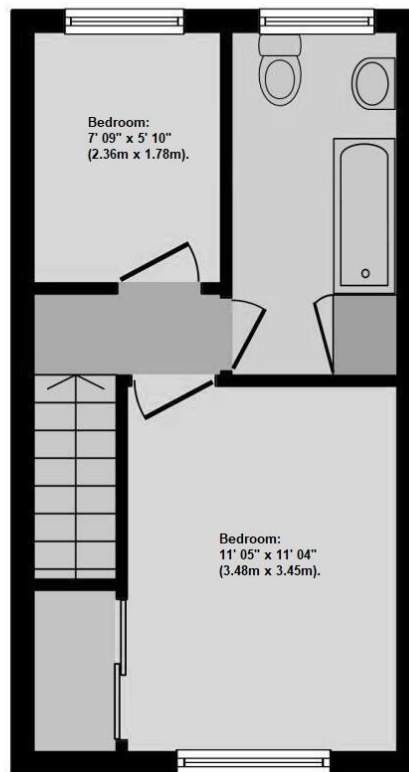
Double Glazing

Central Heating System





GROUND FLOOR



FIRST FLOOR

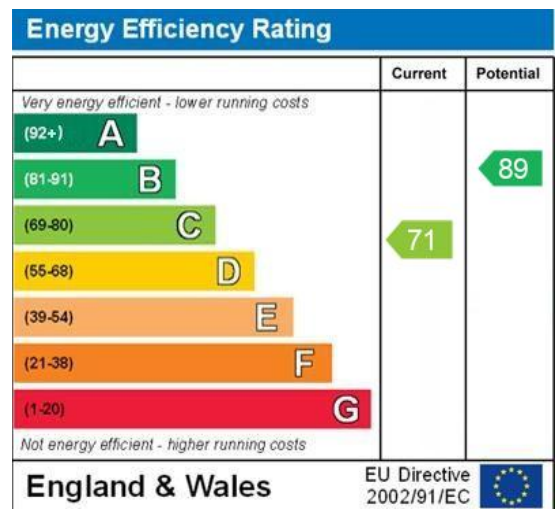
This plan is for illustration purpose only - not to scale



Council Tax Band: C

Tenure: Freehold

Management Charge: £350pa



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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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