THOMAS BROWN
ESTATES

11 Curtismill Close, Orpington, BR5 2JX

Offers IEO: £400,000

- 3 Bedroom End of Terrace House
- Very Well Presented
- Garage & Off Street Parking
- Walking Distance to St Mary Cray Station

Property Description

Thomas Brown Estates are delighted to offer this very well presented, larger style three bedroom end of terrace property situated at the end of a quiet close, boasting fantastic potential to extend (STPP) as benefits from a larger plot with off street parking and garage, located within easy walking distance to St. Mary Cray Station. The accommodation on offer comprises: entrance hall, spacious lounge, recently fitted kitchen/diner with direct access to the rear garden and downstairs WC to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a good sized rear garden with a large patio area perfect for alfresco dining and a detached garage. Curtismill Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the quiet close, size and specification of the property on offer.

ENTRANCE HALL
Double glazed composite door to front, two panels to front, laminate flooring, radiator.

LOUNGE
14' 07" x 12' 05" (4.44m x 3.78m) Double glazed window to front, feature fireplace, carpet, radiator.

KITCHEN/DINER
17' 08" x 9' 09" (5.38m x 2.97m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, integrated hob with extractor over, integrated oven, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, double glazed French doors to rear garden, laminate flooring, radiator.

CLOAKROOM
Low level WC, wash hand basin in vanity unit, double glazed window to rear, under stairs storage, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to rear, loft access, carpet.

BEDROOM 1
13' 11" x 11' 08" (4.24m x 3.56m) Built in storage/wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2
13' 11" x 9' 03" (4.24m x 2.82m) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM 3
8' 07" x 8' 0" (2.62m x 2.44m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, double glazed window to rear, tiled walls, tiled flooring, heated towel rail, extractor fan.

OTHER BENEFITS INCLUDE:

GARDEN
Decked area with rest laid to lawn, side access, outside power, tap.

OFF STREET PARKING

GARAGE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

VERY GOOD CONDITION THROUGHOUT

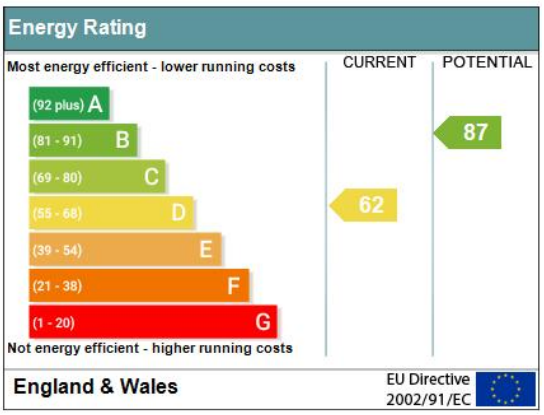
Other Information:

Council Tax Band: D

Construction: Please note that the property is believed to be of a type of concrete construction and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Tenure: Freehold

Address: 11 CURTISMILL CLOSE, ORPINGTON, ORPINGTON, BR5 2JX
RRN: 2811-3901-5200-4650-0200



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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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