THOMAS BROWN
ESTATES

14 Telscombe Close, Orpington, BR6 9RQ

Asking Price: £585,000

- 3 Bedroom Detached Bungalow
- Immaculately Presented, Fantastic Location
- Potential to Extend (STPP)
- Close to Orpington Station

Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom detached bungalow set within a highly sought after and rare to the market residential close in South Orpington, boasting quiet surroundings yet only minutes from Orpington Station and many sought after schools. Accommodation on offer comprises; entrance hall, lounge with direct access to the rear garden, kitchen/breakfast room, three bedrooms and a recently fitted modern family bathroom. Externally, there is an attractive rear garden mainly laid to lawn with a patio perfect for alfresco dining, garage and drive to the front for numerous vehicles. STPP there is fantastic potential to extend across the rear and convert the loft space as many have done in the local area. Telscombe Close is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the specification and quality of location on offer.

ENTRANCE HALL
Double glazed composite door to front, loft hatch, carpet, radiator.

LOUNGE
14' 11" x 10' 11" (4.55m x 3.33m) Double glazed sliding doors to rear, carpet, radiator.

KITCHEN
14' 02" x 10' 02" (4.32m x 3.1m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, integrated fridge/freezer, space for washing machine and dryer, space for dishwasher, tiled splashbacks, space for table and chairs, composite door to side, double glazed window to rear, tiled flooring, radiator.

BEDROOM 1
15' 05" x 10' 06" (4.7m x 3.2m) Double glazed window to front, carpet, radiator.

BEDROOM 2
10' 08" x 10' 03" (3.25m x 3.12m) Double glazed window to front, carpet, radiator.

BEDROOM 3
10' 03" x 6' 09" (3.12m x 2.06m) Double glazed window to side, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, bath with attachment and shower over, two opaque double glazed windows to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN
50' 0" x 45' 0" (15.24m x 13.72m) Patio area with rest laid to lawn, side access, mature flowerbeds and shrubs.

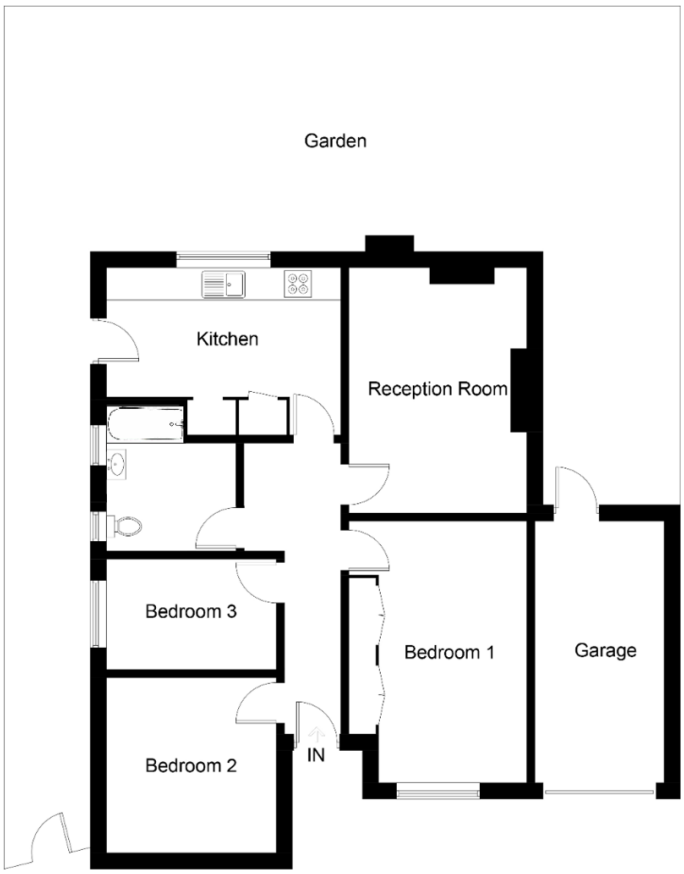
OFF STREET PARKING
Driveway for numerous vehicles with rest laid to lawn, mature shrubs and hedges.

GARAGE
15' 06" x 8' 0" (4.72m x 2.44m) Up and over door, power and light.

BRAND NEW CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Telscombe Close Orpington, BR6



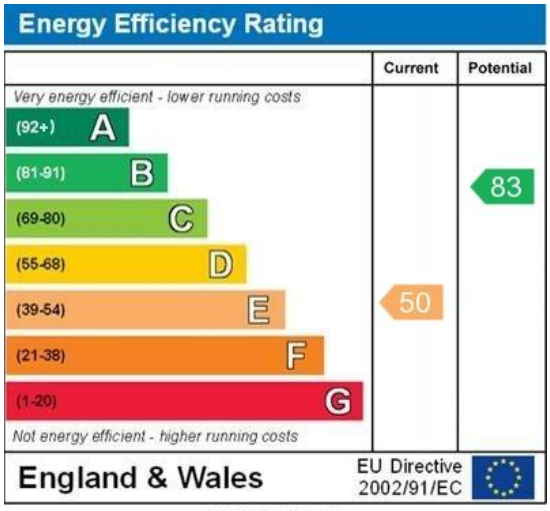
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
EPC Planpix © (ID641132)

Other Information:

Council Tax Band: E

Construction: Standard

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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