

THOMAS BROWN

ESTATES

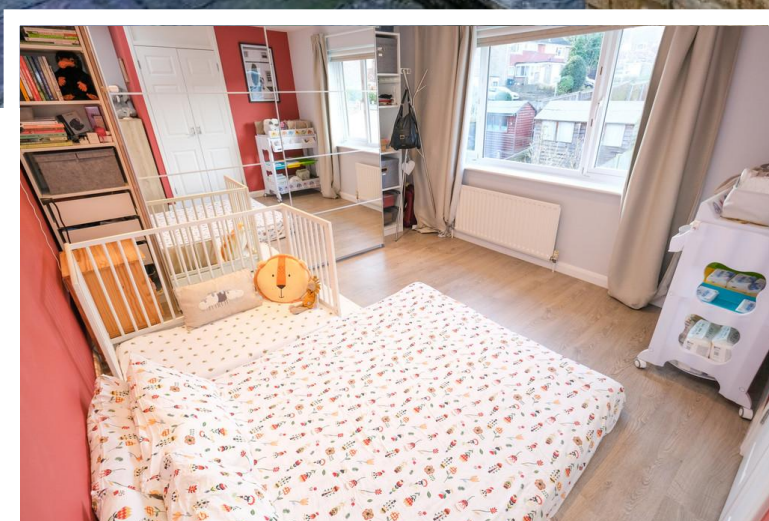
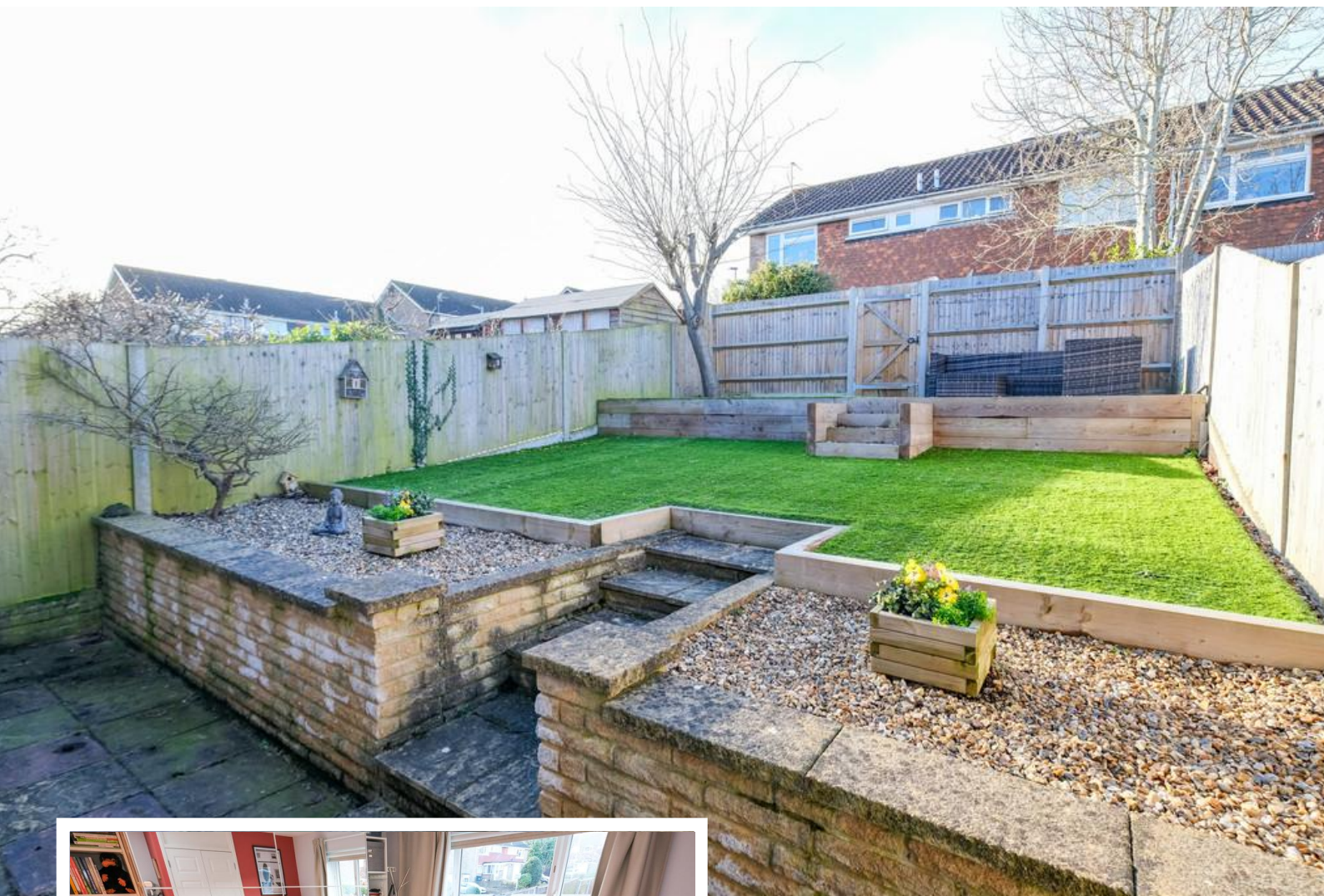


5 Charing Close, Orpington, BR6 9SS

Asking Price: £515,000

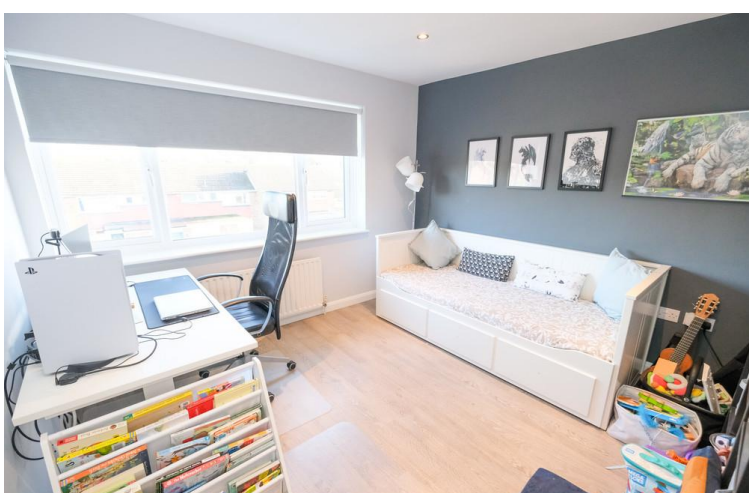
- 3 Bedroom Mid Terrace House
- Potential to Extend (STPP)
- Well Located for Orpington Station & many Local Schools
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this larger style, modernised three bedroom mid terrace property being offered to the market with no forward chain, set within a sought after location in Orpington for Orpington Station and many popular schools. The property comprises: entrance porch and hall, open plan lounge/dining room that spans the rear of the property, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms and a bathroom. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining, garage and driveway to the front. STPP there is potential to extend to the rear and/or convert the loft and garage (as many have done on the development). Charing Close is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.





ENTRANCE PORCH

Double glazed door to front, double glazed opaque panel to side, laminate flooring.

ENTRANCE HALL

Understairs storage, laminate flooring, radiator.

LOUNGE/DINER

27' 04" x 14' 11" (8.33m x 4.55m) Double glazed sliding door to rear, double glazed window to rear, laminate flooring, two radiators.

KITCHEN

12' 11" x 6' 11" (3.94m x 2.11m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated microwave and oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for tumble dryer, double glazed window to front, tiled flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, two storage cupboards and laminate flooring to landing.

BEDROOM 1

14' 04" x 10' 11" (4.37m x 3.33m) Built in wardrobe and additional wardrobe to stay, double glazed window to rear, laminate flooring, radiator.



BEDROOM 2

10' 10" x 10' 05" (3.3m x 3.18m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

11' 04" x 6' 11" (3.45m x 2.11m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to front, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

36' 0" (10.97m) Landscaped (garden seats to stay), two patio areas with rest artificial lawn, rear access.

OFF STREET PARKING

GARAGE

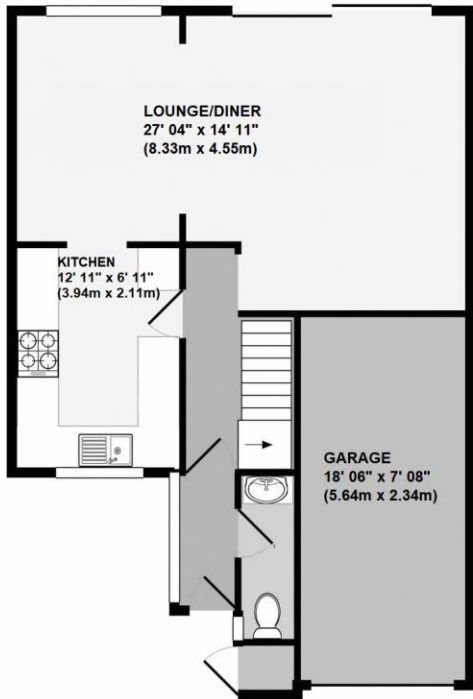
18' 06" x 7' 08" (5.64m x 2.34m) Roller blind electric door.

DOUBLE GLAZING

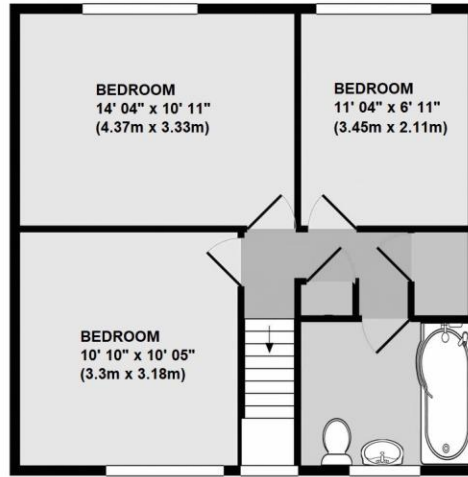
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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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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