

# THOMAS BROWN

ESTATES

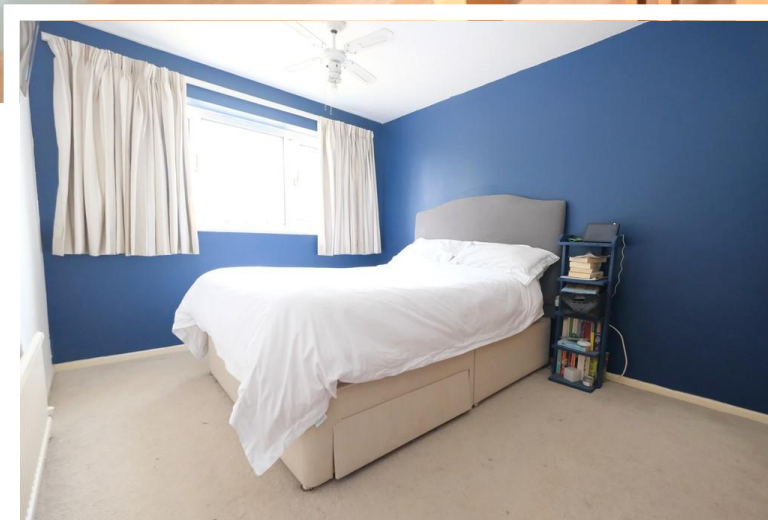


**9 Loxwood Close, Orpington, BR5 4PQ**

**Asking Price: £500,000**

- 3 Bedroom Extended Semi-Detached House
- Integral Garage & Off Street Parking
- Study, Play Room & Utility Room
- Situated in a Small Quiet Close





## Property Description

Thomas Brown Estates are delighted to offer this well presented, deceptively spacious side and rear extended three bedroom semi-detached property situated in a small quiet close, uniquely boasting a kitchen/breakfast room, study, playroom, utility room and WC in addition to the original layout. The accommodation on offer comprises: entrance hall, lounge/dining room, kitchen/breakfast room, study, playroom, utility room, cloakroom and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally, there is a rear garden mainly laid to lawn, integral garage to the side and driveway to the front. Loxwood Close is well located for local schools, local shops, bus routes and Orpington/St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location on offer.





#### ENTRANCE HALL

Door to front, understairs storage, laminate flooring, radiator.

#### LOUNGE/DINER

23' 02" x 10' 05" (7.06m x 3.18m) Double glazed window to front, laminate flooring.

#### PLAY ROOM

10' 02" x 8' 03" (3.1m x 2.51m) Carpet.

#### KITCHEN/BREAKFAST ROOM

16' 01" x 10' 01" (4.9m x 3.07m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for dishwasher, tiled splashback, double glazed window to rear, double glazed sliding door to rear, vinyl flooring, radiator.



#### STUDY

8' 03" x 5' 09" (2.51m x 1.75m) Laminate flooring, radiator.

#### UTILITY ROOM

8' 06" x 6' 08" (2.59m x 2.03m) Space for washing machine, space for fridge/freezer, space for tumble dryer, double glazed window to rear, vinyl flooring.

#### CLOAKROOM

Space for coats & boots, laminate flooring.

#### WC

Low level WC, wash hand basin in vanity unit, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Stairs runner, carpet on landing.



#### BEDROOM 1

12' 10" x 10' 06" (3.91m x 3.2m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 05" x 10' 01" (3.18m x 3.07m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 07" x 7' 01" (2.62m x 2.16m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

#### INTEGRAL GARAGE

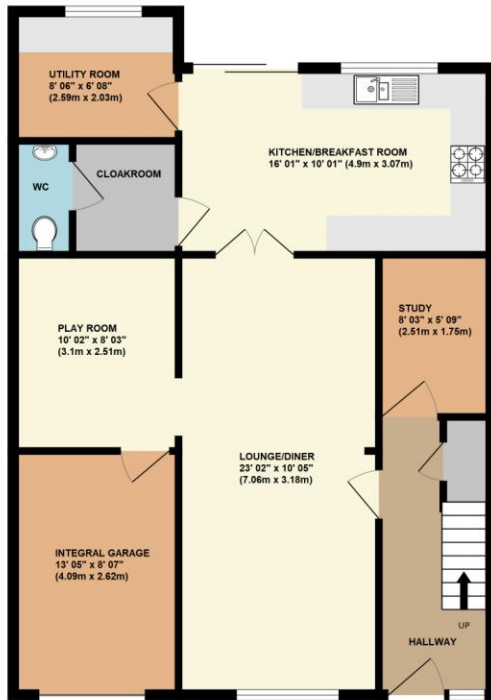
13' 05" x 8' 07" (4.09m x 2.62m) Roller blind door to front, power and light.

#### DOUBLE GLAZING

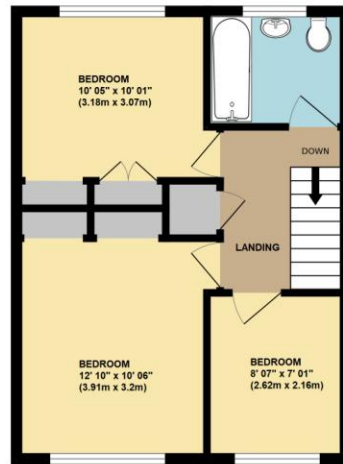
#### CENTRAL HEATING SYSTEM



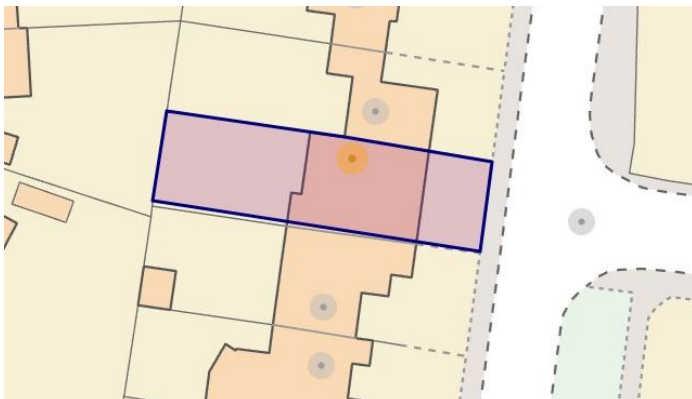
GROUND FLOOR



1ST FLOOR



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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Address: 9 Loxwood Close, ORPINGTON, BR5 4PQ  
RRN: 3700-4277-0522-4320-3443

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
		72	86
England & Wales		EU Directive 2002/91/EC	

Construction: Standard

Council Tax Band: D

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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