

THOMAS BROWN

ESTATES



7 Packham Close, Orpington, BR6 9SE

Asking Price: £470,000

- 3 Bedroom Mid Terrace House
- Deceptively Spacious, Very Well Presented
- Allocated Parking & Garage En-Bloc
- Walking Distance to Goddington Park





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented three bedroom mid terrace property situated in a quiet close boasting a short walk to the ever sought after Goddington Park. The accommodation on offer comprises; entrance hallway, through lounge/diner, fitted kitchen and conservatory to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there are well kept front and rear gardens, an allocated parking space with ample on road parking, and a garage en-bloc. Packham Close is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the location, and presentation of the accommodation on offer. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, carpet.

THROUGH LOUNGE/DINER

23' 10" x 13' 03" (7.26m x 4.04m) (narrowing to 8' 04")
 Double glazed French doors to conservatory, two double glazed windows to front, under stairs storage with space for dryer, carpet, two radiators.

KITCHEN

10' 01" x 7' 09" (3.07m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and hob with extractor over, integrated fridge/freezer, integrated washing machine, double glazed door and window to conservatory, laminate flooring.



CONSERVATORY

14' 03" x 11' 02" (4.34m x 3.4m) Double glazed French doors to garden, double glazed windows to three sides, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet, radiator.

BEDROOM 1

13' 04" x 10' 02" (4.06m x 3.1m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 02" x 9' 04" (3.1m x 2.84m) (measured to back of fitted wardrobe) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM 3

9' 0" x 6' 09" (2.74m x 2.06m) Double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

GARDEN

Patio area with rest laid to lawn, rear access gate.

GARAGE EN-BLOC

16' 0" x 8' 01" (4.88m x 2.46m) Up and over door, power and light.

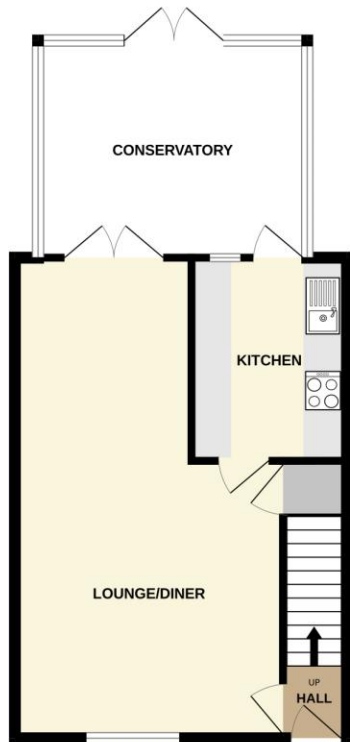
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

VERY GOOD CONDITION THROUGHOUT



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

While 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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Other Information:

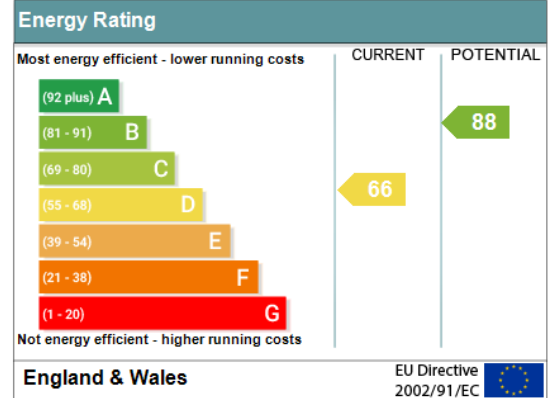
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Residents Association Membership: £120PA

Address: 7 Packham Close, ORPINGTON, BR6 9SE
RRN: 0340-2714-7240-2997-3565



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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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