

THOMAS BROWN

ESTATES



3 Longbury Close, Orpington, BR5 2LB

Asking Price: £425,000

- 3 Bedroom End of Terrace House
- Very Well Presented, Deceptively Spacious
- Fantastic Quiet Close
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this very well presented, deceptively spacious three bedroom property, located in a fantastic quiet close and a convenient location for St. Mary Cray Station, Nugent Shopping Centre and local shops. The accommodation on offer comprises: entrance porch and hallway, spacious lounge and modern kitchen/diner which spans the rear of the property with direct access to the garden to the ground floor. To the first floor are three bedrooms and a wonderful family bathroom with separate bath and shower. Externally there is a garden to the rear with side access, boasting a good size patio perfect for alfresco dining and entertaining and residents parking to the front. Please note there is a small residents charge for the upkeep of the close. Longbury Close is well located for local schools, shops, bus routes, and St Mary Cray mainline station. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of location and specification on offer.



FRONT

Paved, storage cupboard, residents parking.

ENTRANCE PORCH

Opaque double glazed door to side, storage cupboard, carpet.

ENTRANCE HALL

Carpet, radiator.

LOUNGE

19' 06" x 11' 02" (5.94m x 3.4m) Double glazed window to front, under stairs storage cupboard, carpet, two radiators.



KITCHEN/DINER

14' 07" x 9' 10" (4.44m x 3m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated gas hob, integrated double oven, space for under counter fridge and freezer, space for washing machine, tiled splashback, double glazed sliding door to rear, double glazed window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, storage cupboard, double glazed window to side, carpet.

BEDROOM 1

15' 10" x 8' 0" (4.83m x 2.44m) Fitted wardrobes and vanity desk, double glazed window to rear, carpet, radiator.



BEDROOM 2

13' 06" x 7' 11" (4.11m x 2.41m) Double glazed window to front, carpet, radiator.

BEDROOM 3

7' 09" x 6' 03" (2.36m x 1.91m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower with Rainforest head, opaque double glazed window to rear, tiled walls, wood effect flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

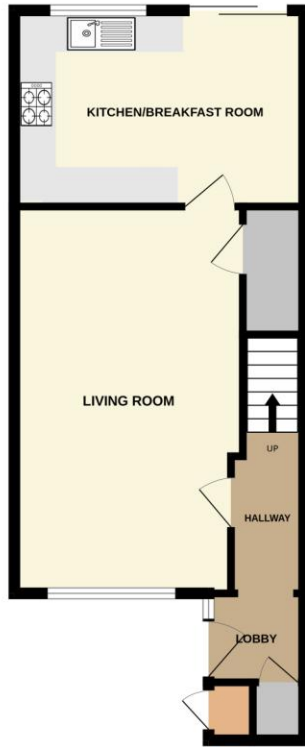
GARDEN

48' 0" (14.63m) Patio area with rest laid to lawn, side access, shed, mature flowerbeds.

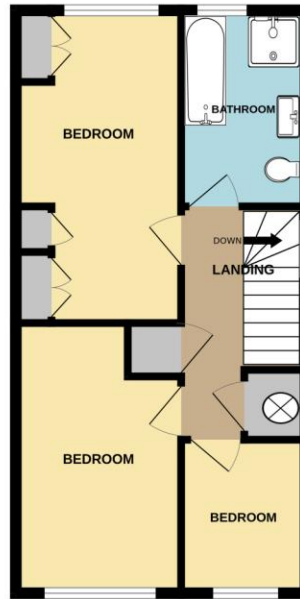
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

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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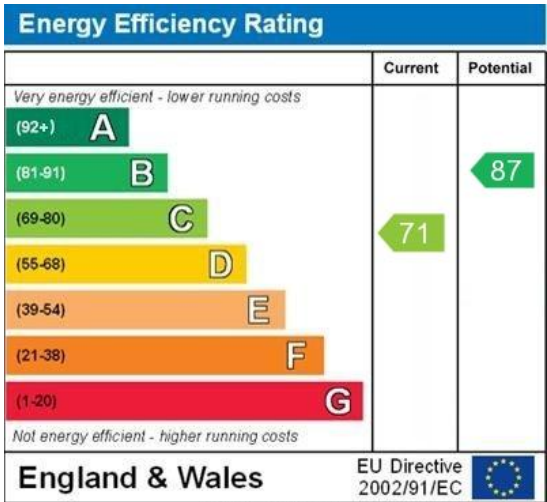


Other Information:

Council Tax Band: D

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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