

# THOMAS BROWN

ESTATES



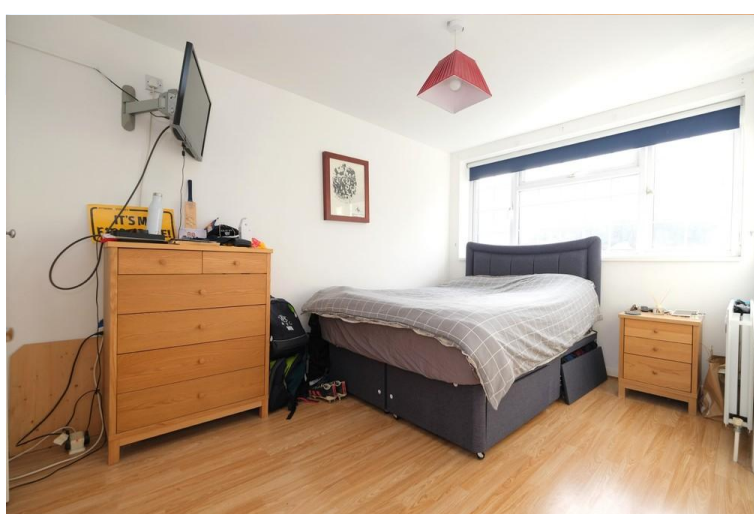
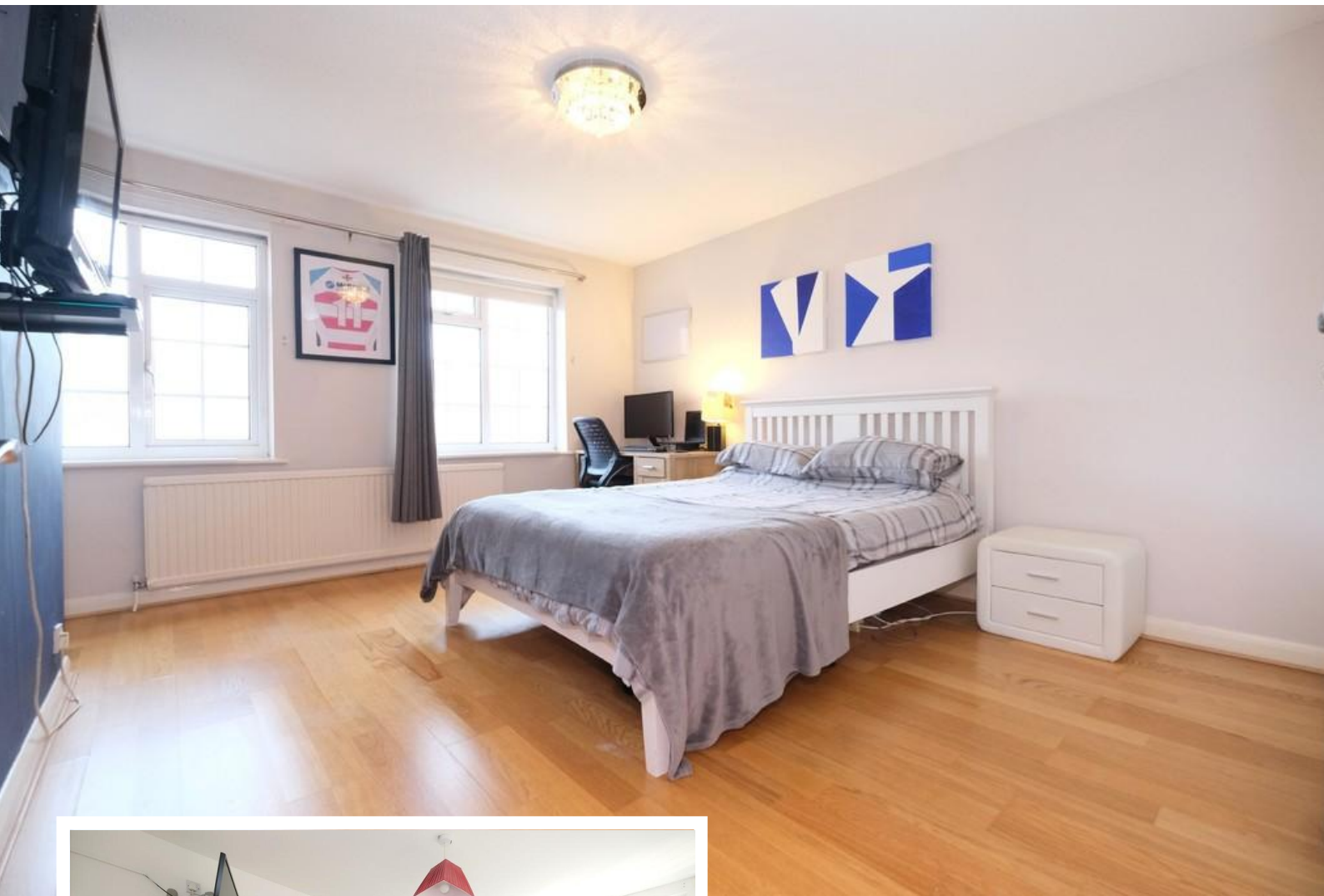
## 5 Station Approach, Chelsfield, BR6 6EU

**Offers IEO: £550,000**

- 4 Double Bedroom, 2 Bathroom Townhouse
- Well Located for Local Schools & Shops
- Opposite Chelsfield Station
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this four double bedroom, two bathroom townhouse being offered to the market with no forward chain, boasting a fantastic location opposite Chelsfield Station and moments from the local shops on Windsor Drive. The ground floor comprises; entrance hall, bedroom four, WC and a kitchen/diner with direct access to the rear garden. To the first floor is the lounge and a bedroom with en-suite shower room. To the second floor are two further double bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, and a drive to the front. Station Approach is well located for local schools including Warren Road Primary, The Highway and St. Olaves, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Double glazed opaque door to front, tiled flooring, radiator.

#### KITCHEN/DINER

14' 8" x 12' 8" (4.47m x 3.86m) Range of matching wall and base units with granite worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, extractor hood, integrated fridge/freezer, integrated slimline dishwasher, space for washing machine, space for table and chairs, double glazed window to rear, double glazed French doors to rear, tiled flooring, radiator.

#### BEDROOM 4

15' 5" x 8' 3" (4.7m x 2.51m) Double glazed window to front, laminate flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### LOUNGE

15' 6" x 11' 5" (4.72m x 3.48m) Two double glazed windows to front, laminate, radiator.

#### BEDROOM

11' 11" x 8' 5" (3.63m x 2.57m) Built in wardrobes, double glazed window to rear, laminate flooring, radiator.

#### EN-SUITE

Low level WC, wash hand basin, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM

12' 0" x 8' 4" (3.66m x 2.54m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM

13' 6" x 13' 3" (4.11m x 4.04m) Built in wardrobes, two double glazed windows to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, airing cupboard, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn, shed, rear access.

#### OFF STREET PARKING

Drive for two vehicles, covered entrance.

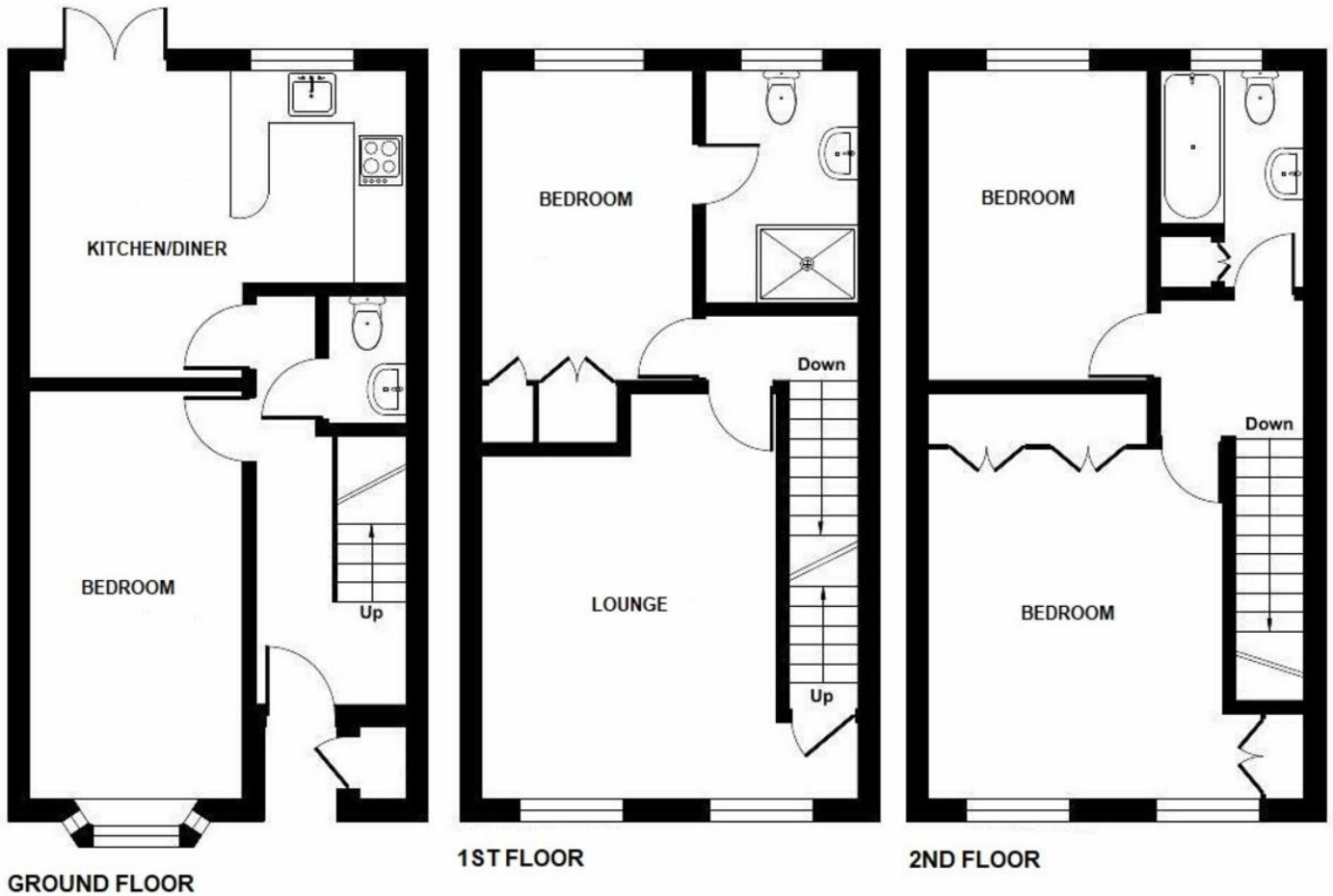
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN







**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

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

