

# THOMAS BROWN

ESTATES



**26 Gload Crescent, Orpington, BR5 4PR**

**Asking Price: £475,000**

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & Stations
- 2 Reception Rooms, Conservatory
- Quiet Location





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi detached house to the market. The accommodation on offer is set within a quiet location in Orpington, and comprises: entrance porch and entrance hall, lounge, dining room with double doors connecting to a conservatory, a fitted kitchen to the ground floor, and a utility area occupying the rear of the garage. To the first floor there are three bedrooms and a family bathroom. Externally, there is a very private rear garden with patio area, a full size garage and off street parking to the front. Other benefits include gas central heating and double glazing. Gload Crescent 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.



#### ENTRANCE PORCH

Double glazed sliding doors to front, wood flooring.

#### ENTRANCE HALL

Double glazed door and panel to front, understairs storage, carpet, radiator.

#### LOUNGE

13' 4" x 11' 5" (4.06m x 3.48m) Feature fireplace, double glazed window to front, carpet, radiator.

#### DINING ROOM

10' 9" x 9' 8" (3.28m x 2.95m) Internal French doors to conservatory, laminate flooring, radiator.

#### CONSERVATORY

18' 0" x 8' 2" (5.49m x 2.49m) Double glazed French doors to garden, double glazed panels to rear, two Velux windows, laminate flooring, radiator.



#### KITCHEN

10' 11" x 8' 1" (3.33m x 2.46m) Range of matching wall and base units with worktops over, composite sink with mixer tap, rangemaster oven, glass splashback, double glazed window to rear, integrated fridge, larder, vinyl flooring, radiator.

#### UTILITY ROOM

9' 0" x 8' 8" (2.74m x 2.64m) Range of matching wall and base units with worktops over, fridge, space for fridge/freezer, plumbing for washing machine, plumbing for tumble dryer, door to garden, door to garage, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, carpet.



#### BEDROOM 1

13' 6" x 10' 8" (4.11m x 3.25m) (measured to back of fitted wardrobe) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 8" (3.35m x 3.25m) Built in storage, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 7" x 7' 3" (2.92m x 2.21m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" (9.14m) Patio area with rest laid to lawn, summerhouse, shed.

#### GARAGE

18' 1" x 9' 1" (5.51m x 2.77m) Power and light.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



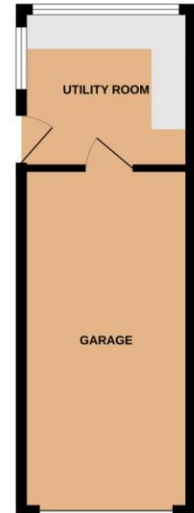
GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



GARDEN FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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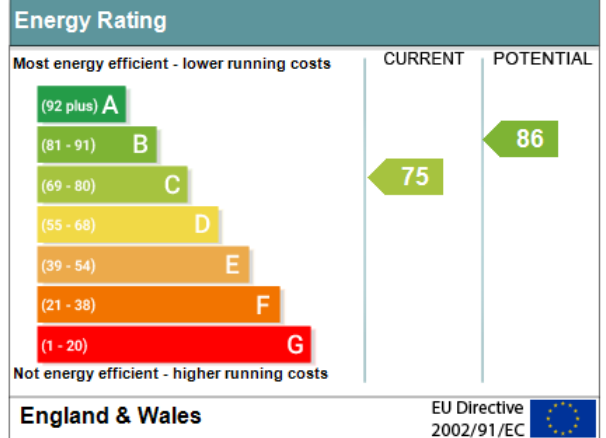
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 26 Gload Crescent, ORPINGTON, BR5 4PR  
**RRN:** 0330-2985-5280-2627-8935



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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.

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